BOOK 9540 PG 383

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1994

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M & S PROPERTIES	Same as New Owner	44-5-126.00
(NAME)	(NAME)	
308 Marita Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, ESTATE OF JOSIE ESTELLE SHIPMAN WINFREY, also known as Gosie Estelle Winfrey and/or Estelle Winfrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & S PROPERTIES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 82 on the Map of the Subdivision of Rayon City Development Company of record in Plan Book No. 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 50 feet on the northerly side of Ensley Avenue and runs back between parallel lines 140 feet to a dead line and measures 50 feet at the rear.

Being the same property conveyed to Charles H. Winfrey and wife, Estelle Winfrey by deed from Roy L. Gragg and wife, Mollie Gragg of record in Book 1309, Page 59, Register's Office for Davidson County, Tennessee.

15309

IDENTIFICATION & REFERENCE

'94 DEC -7 AM 10:12

0876 12/07 0101 03CHECK 18.25

unimproved (✓)
This is improved ( ) property, known as Ensley Ave., Old Hickory, TN 37138 Lt. 82 Rayon City Development Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December, 19 94

ESTATE OF JOSIE ESTELLE SHIPMAN WINFREY

BY: Edward A. Shipman

Edward A. Shipman, Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9540 PG 384

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edward A. Shipman, Personal Representative for ESTATE OF JOSIE ESTELLE SHIPMAN WINFREY

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of December, 1994.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

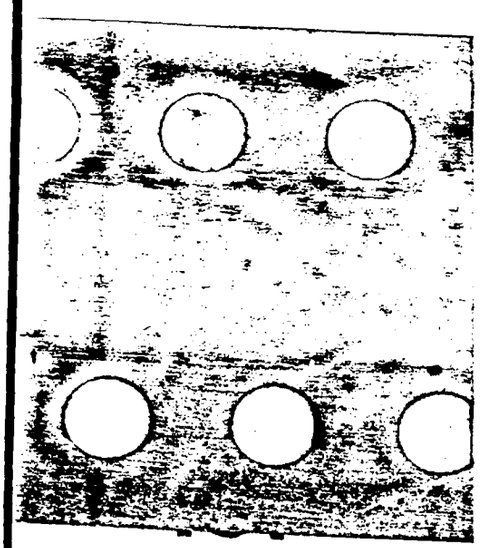
WARRANTY DEED

FROM: ESTATE of Josie Estelle Shipman Winfrey

TO: M & S Properties

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9540 PG 385

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2500.00
CON TX 9.25
PRFEE 1.00
WDEED 8.00
TOTAL 18.25
CHECK 18.25

12/07/94 01 10:13 0001 0896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15309
IDENTIFICATION REFERENCE

94 DEC -7 AM 10:12

DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

No. 860891