# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9976 PG 636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF March, 1996

Notary Public

My Commission expires: 9-26-98

THIS INSTRUMENT PREPARED BY

John R. Cheadle, Sr., 129 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Bruce T. & Jill E. Greenwood (NAME) | (same) (NAME) | Map 126 |
| 4483 Heath Road (ADDRESS) | (ADDRESS) | Parcel 109 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 30,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James H. Stein and wife, Charlene Stein,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bruce T. Greenwood and wife, Jill E. Greenwood,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the True Point of Beginning (TPOB), begin at the railroad spike at the intersection of the easterly lines of the property conveyed to Dennis James Hann, et al. by deed from James H. Stein and wife, Charlene H. Stein, recorded in Book 7428, at page 350 in the Register's Office for said County, with the center of Heath Road (see the instrument in Book 5393 at page 898 in said Register's Office relative to said Road); thence with the center of said Road; (1) north 52° 58' east 76.7 feet, (2) north 62° 11' east 82.9 feet, (3) north 81° 51' east 97.6 feet, (4) south 82° 16' east 113.1 feet, (5) south 78° 33' east 158.0 feet to a railroad spike, (6) south 75° 48' east 107.5 feet, (7) north 87° 27' east 117.8 feet, (8) north 57° 54' east 58.4 feet, (9) north 56° 15' east 57.8 feet and (10) north 39° 57' east 227.7 feet to a railroad spike at the TPOB; thence from the TPOB, north 46° 31' west, passing an iron post near the northwesterly margin of said road, 993.8 feet to an iron post in the southeasterly line of the Travis property; thence with the southeasterly line of the Travis property and along a fence, north 37° 25' east 112.0 feet to an iron post; thence south 60° 21' east, passing an iron post near the westerly margin of said Road, 937.7 feet to a railroad spike in the center of said Road; thence with the center of said Road; (1) south 4° 16' east 42.9 feet, (2) south 14° 10' west 95.4 feet, (3) south 38° 17' west 99.2 feet and (4) south 39° 57' west 126.0 feet to the TPOB, containing 5.02 acres, more or less.

Being the same property conveyed to James H. Stein and wife, Charlene Stein, by Substitute Trustee's Deed from John R. Cheadle, Sr., Substitute Trustee, of record in Book 8729, page 207, said Register's Office.

unimproved ( X )
This is improved ( ) property, known as Lot no. 3, Heath Road (House Number) (Street) Nashville (City) TN (State) 37221 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** our hands this 12th day of March, 1996.

James H. Stein

Charlene Stein

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9976 PG 637

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James H. Stein and wife, Charlene Stein

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of March, 1996.

My Commission expires:
9-26-98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

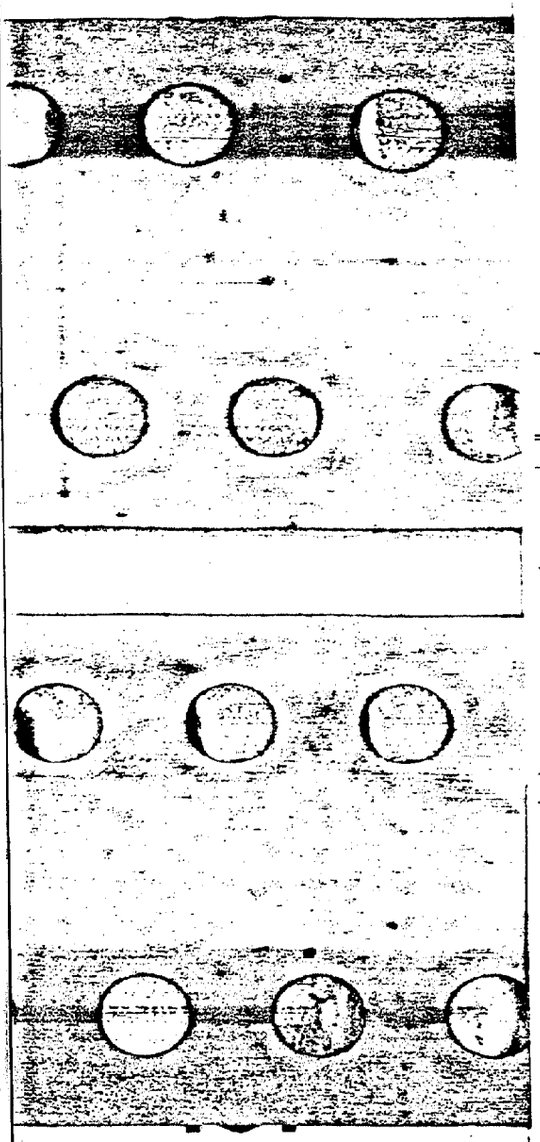
Notary Public

96 MAR 12 PM 2:29
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0159328

03/12 0101 03CHECK 120.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9976 PG 638

| | | |
|---|---|---|
| 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 | 30000.00 |
| CON TX | 111.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 120.00 |
| CHECK | 120.00 |

03/12/96 01 14:30 0001 7593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159328
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015677