This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

BOOK 11069 PAGE 153

box# 28-B

file#98060014

# WARRANTY DEED

| Address New Owner(s) | Send Tax Bills to: | Map / Parcel No. |
|---|---|---|
| Brian K. Mullins and wife,<br>Eva W. Mullins<br>4949 Tulip Grove Lane<br>Hermitage, TN. 37076 | Brian K. Mullins<br>4949 Tulip Grove Lane<br>Hermitage, TN. 37076 | 91-05 / 36 |

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Brian K. Mullins and other good and valuable consideration, the receipt of which is hereby acknowledged,

We TIMOTHY R. STINNETT, PAULINE E. STINNETT, BEVERLY F. FERGUSON and DOROTHY M. CARLTON, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

BRIAN K. MULLINS, and wife EVA W. MULLINS the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in the 8th Civil District of Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 on the Plan of Moss Wood Subdivision, of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 56 fronts 65 feet on the westerly side of Ries Avenue and runs back 150.7 feet on the southerly line and 166.5 feet on the northerly line, which is a broken line, to a dead line in the rear measuring 21.7 feet thereon.

Being the same property conveyed to Willard C. Wright and wife, Lois H. Wright by deed from Phillip N. Brownstein, Federal Housing Commissioner of record in Book 3979, page 10, Register's Office for Davidson County, Tennessee. Subsequently Willard C. Wright having died and title having vested in Lois H. Wright as surviving tenant by the entirety. Subsequently, Lois H. Wright died and devised said property to Pauline E. Stinnett, Dorothy M. Carlton, Beverly F. Ferguson and Timothy R. Stinnett by Will in Probate file number 97-P-1156, Probate Court for Davidson County, Tennessee, of record in Will Book 215, page 472, Probate Court Clerk's Office for said County.

Lois H. Wright and Lois I. Wright are one and the same person.
This property has never been the principal residence of any of the GRANTORS.
The above description is the same as in the previous deed of record.

The above described real property is being sold for payment of debts and other obligations of the Estate of Lois I. Wright pursuant to Order of the Probate Court of Davidson County Tennessee in the Estate of Lois I. Wright Case No. 97P-1156, filed in Minute Book 430, page 804 of said Court.

The actual consideration or value for this transfer is $ 40,000.00 .

Brian K. Mullins
Affiant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 14th day of AUGUST, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1998 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 713 Ries Avenue, Nashville, TN 37209.

Timothy R. Stinnett, as Executor under the Will of Lois I. Wright, executes this deed to convey all right, title and interest he has in said real property as such Executor, pursuant to the above referenced Order.

Witness our hands this 14th day of August, 1998.

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Timothy R. Stinnett, Executor
under the Will of Lois I. Wright

Timothy R. Stinnett, individually

Beverly F. Ferguson

Pauline E. Stinnett

Dorothy M. Carlton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Timothy R. Stinnett, Dorothy M. Carlton, Beverly F. Ferguson and Pauline E. Stinnett the bargainers, with whom I am personally acquainted, or proved to me on 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 Nashville, Tennessee this 14 day of August, 1998.

LEROY J. ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON CO.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

**********

0475956
IDENTIF. ↑ REFERENCE

98 AUG 17 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**WARRANTY**

**DEED**

From: Pauline E. Stinnett,
Dorothy M. Carlton,
Beverly F. Ferguson, &
Timothy R. Stinnett

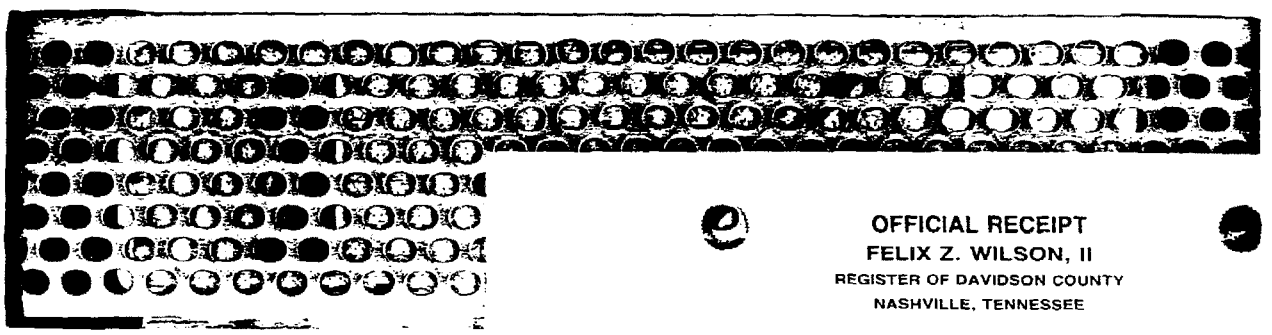
Beneficiaries under the Will
of Lois I. Wright

To: Brian K. Mullins
and wife
[illegible] Mullins

159.00 2074 08/

*This Instrument was Prepared by:*

*Leroy Johnston Ellis IV*
*Attorney at Law*
*306 Gay Street, Suite 200*
*Nashville, Tennessee 37201*
*(615) 256-5003*



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

RECEIVED OF _____

FOR _____

BOOK 11069 PAGE 155

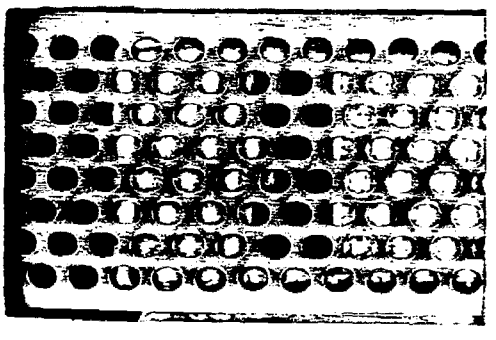
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

08/17/98 01 15:53 0001 8074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0475956
IDENTIF. # REFERENCE

98 AUG 17 PM 3:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1333599