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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

DAVIDSON COUNTY TENN. LESLIE RIEVES NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 1604 Westgate Circle #3, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Community Organizationame		MAP 119-01-0
(NAME)	(NAME)	
2203 Sadler Avenue		PARCEL 096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, Patricia A. Kerns, Terlingua, TX 79852

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodbine Community Organization

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, Being parts of Lots 42 and 43 on the Plan Subdivision of the G. P. Rose Property, as shown on Plat of record in Plat Book 547, page 74, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the interesection of the South line of Glenrose Avenue and the West line of Sadler Street; the northwest corner of said Lot No 43; thence South with the West line of Sadler avenue, 92 feet to a point; thence West parallel with Glenrose Avenue, a distance of 108 feet, more or less, to a point 50 feet East of the center line of the Nashville, Chattanooga, and St. Louis Railway's Radnor Yard connecting main tract; thence North, along a line East of, parallel with, and 50 feet distance from said center line of tract, a distance of 100 feet, more or less, to a point in the south line of Glenrose Avenue; thence East, with the south line of Glenrose Avenue a distanct of 85 feet to the point of beginning.

Being the same property conveyed to Patricia A. Kerns, unmarried, by deed from Julie Ann Holloway, unmarried, of record in Book 10046, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, restrictions and easements of record.

3191 02/08 0101 02CHECK 196.00

unimproved ( )
This is improved (X) property, known as 2203 Sadler Avenue, Nashville, TN 37210
(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 27th day of January, 19 99

Patricia A. Kerns

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF _____

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Patricia A. Kerns

PAULA K. HOWARD
NOTARY PUBLIC
State of Texas
Comm Exp. 09-27-2000

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Midland Tx, ~~Tennessee~~, this 27th day of January 19 99.

Commission expires 9-27-2000

Paula K Howard
Notary Public

STATE OF TENNESSEE
COUNTY OF

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Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

05465111
IDENTIFICATION REFERENCE
99FEB-8 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.
FEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05465 | |

IDENTIF. & REFERENCE

99FEB-8 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

02/08/99 01 14:07 0001 3191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422495