Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

mail

- STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $19,000.00

Maurine J. Bronaugh
Affiant

Subscribed and sworn to before me, this 21 day of May, 1999

Samuel F. Anderson
Notary Public

My commission expires 3/24/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Maurine Jarmon Bronaugh	Same	Map Parcel
3300 Moorewood Dr.		81 11 288
Nashville, TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Otis Stinson and wife, Esther Stinson, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Maurine Jarmon Bronaugh, an unmarried person, hereinafter called the Grantee(s) her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 45 feet of Lot No. 339 on the plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the "Addition to the Town of McGavock" as of record in Book 21 page 41 register's office for Davidson County, Tennessee.

Lot No. 339 fronts 45 feet on the Westerly side of 16th Avenue North, Formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley. Being the Southerly 45 feet of the 75 feet conveyed to H. Fineberg and wife by Robert Caurthers and wife, and the same property conveyed by H. Fineberg and wife, Beckie Fineberg, to Otis Stinson and wife, Josie Stinson by deed of record in Book 794, page 115 Register's Office for Davidson County, Tennessee; Josie Stinson leaving died leaving her husband, Otis Stinson surviving her.

Being a portion of property conveyed to Otis Stinson and wife Josie Stinson by deed from H. Fineberg and wife Beckie Fineberg of record in Book 794, page 115 Register's Office for Davidson County, Tennessee, subsequently, Josie Stinson having died and title having vested in Otis Stinson as surviving tenant by the entirety. Subsequently, Otis Stinson having married Esther Stinson and Otis Stinson having conveyed his interest to Otis Stinson and wife, Ester Stinson to establish a tenancy by the entirety by deed of record in Book 5610 and Page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of McGavock of record in Plat Book 21 Page 41, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1607 16th Avenue North, Nashville, TN 37208.

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(s), their heirs and assigns, forever.

Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their successors 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 21 day of May, 1999

Otis Stinson
Otis Stinson

Esther Stinson
Esther Stinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otis Stinson and wife, Esther Stinson, the bargainor(s), 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 Nashville, Tennessee, this 21 day of May, 1999.

Notary Public

My Commission expires: 3/24/01

2046 05/28 0101 03CHECK 81.30

592606

RECORDED

MAY 28 AM 8:33

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11499 PG. 274

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

0592606

CROSS REFERENCE

99 MAY 28 AM 8:33

REGISTER
DAVIDSON COUNTY, TN.

CAMT	19000.00
CON TX	70.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	81.30
CHECK	81.30

05/28/99 01 08:37 0001 2046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466608