BOOK 11507 PG. 896

WARRANTY DEED

BL-STC-99-0046

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 1999.

GERRY B. FOSTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 1/28/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPAREED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
George V Ginn and Vicki Ginn	The Money Centre, Inc.	61/66
(NAME)	(NAME)	
4817 Tanglewood	Park Road	
(ADDRESS)	(ADDRESS)	
Nashville,, Tennessee 37216	Charlotte, NC 28210	
(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, Margaret M. Miller HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George V Ginn and Vicki Ginn 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:

A Tract of land in the 11th Civil District of Davidson County, Tennessee described according to a survey made by Dale & Associates, dated February 29, 1996 as follows:

BEGINNING on the western margin of Gallatin Pike at the southeast corner of the W.T. Davis Heirs property; thence with Davis south line north 88 deg 34' 50" west 303.18 feet to a concrete monument; thence south 0 deg 28' 08" west 200.00 feet to an iron pin in the northerly margin of Tanglewood Drive; thence with the northerly margin of Tanglewood Drive north 72 deg 56' 21" east 300.00 feet to an iron pin in the westerly margin of Gallatin Pike; thence with the westerly margin of said Pike north 12 deg 56' 21" east 100.00 feet to the point of beginning containing 0.658 acres, more or less.

Being the same property conveyed to within named grantors in Book 4959, page 325, Book 4959, page 327 and Book 5322, page 245, said Register's Office.

SEE ATTACHED LEGAL

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

99 JUN -2 PM 1:19

RECEIVED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

4293 06/02 0101 03CHECK 447.99

0594753

unimproved ( )
This is improved (X) property, know as 4817 Tanglewood, Nashville,, Tennessee 37216
(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/our hand(s) this 7th day of May, 1999.

Miss Margaret Miller

Margaret M. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~Notary Public~~ Gary Foster, a Notary Public in and for said County and State, the within named Margaret Miller, the bargainor (s), 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 Nashville, Tennessee, this 7th day of May, 1999.

My Commission Expires 1/25/2003

GARY FOSTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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, 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 _____.

Witness my hand and official seal at office at _____ on this the 7th day of May, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☒ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

Land in Davidson County, Tennessee, being Lot No. 1 of Block B on the Map of Hayesboro Development Company's Hayesboro Subdivision of record in book 1130, page 47, Register's Office for said county, described as follows:

Beginning at a point in the west margin of Tanglewood Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 184.7 feet to a point; thence northerly 42 feet to the south margin of Ruskin Avenue; thence with the margin of the same north 46 deg. east 61 feet to a concrete monument at a turn in said avenue, and continuing with the margin of said Avenue north 80 deg., 15' east, 81.8 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 45.4 feet to a point in the margin of Tanglewood Drive, and continuing with the margin of the same, easterly 3.8 feet to a point and continuing with the margin of Tanglewood Drive, southerly 68.1 feet to the beginning.
Being the same property conveyed to Leonard I. Miller and wife Margaret D. Miller by Hayesboro Development Company Inc. recorded in book 1733 page 521, Registers Office of said county.
Beginning at a point in the southerly right of way of Briley Parkway at the northwesterly corner of Parcel 39 on the Metropolitan Property Map 61-4; thence S. 32 deg. 46' 20 deg. W. 60.50 feet to a point; thence N 27 deg. 14 feet 02 deg. W 127.11 feet to a point in the southerly right of way of Briley Parkway; thence with same N 77 deg 36 feet 00 deg. E 50 feet to the point of beginning, containing 5920 square feet, more or less.

Being the same property conveyed to Margaret M. Miller by deed from Leonard I. Miller of record in deed book 2275 page 499. Registers Office for said County.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11507 PG. 899

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

0594753

IDENTIFICATION REFERENCE

99 JUN -2 PM 4:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			117025.00
			CON TX 432.99
			PRFEE 1.00
			WDEED 12.00
			CFEE 2.00
			TOTAL 447.99
			CHECK 447.99
06/02/99	01	16:23	0001 4293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468814