BOOK

WARRANTY DEED

BOOK 11559 PAGE 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osborne Bros. Partnership	Owner	**96-1-25**
(NAME)	(NAME)	
201 Edding Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, Ina A. Winters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Osborne Bros. Partnership, 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 LOT OF LAND IN THE 3RD FORMERLY THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENN., IN THE VILLAGE OF MCWHIRTERSVILLE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT WAS FORMERLY BLAIR'S N.E.CORNER AND ALSO THE N.W.CORNER OF A FOUR ACRE TRACT CONVEYED TO E.E.FULGHUM, BY DEED OF JOS.R.WEST, C. & M. OF RECORD IN BK.688, P. 35, O.R.O.D.C.TENN; THENCE EAST WITH THE NORTH LINE OF SAID FOUR ACRE TRACT 231 FEET, MORE OR LESS, TO THE N.E.CORNER OF SAID TRACT; THENCE WITH THE EAST LINE OF SAID FOUR ACRE TRACT 120 FEET, MORE OR LESS, TO THE N.E.CORNER OF THE HOLMES TRACT; THENCE WITH THE NORTH LINE OF THE HOLMES TRACT SOUTHERLY 217 FEET, MORE OR LESS, TO THE EAST SIDE OF A BARN; THENCE SOUTHERLY WITH THE EAST SIDE OF SAID BARN 35 FEET, MORE OR LESS; THENCE WESTERLY WITH THE SOUTH SIDE OF SAID BARN 20 FEET, MORE OR LESS TO THE WEST LINE OF SAID FOUR ACRE TRACT; THENCE WITH THE WEST LINE OF SAID FOUR ACRE TRACT 155 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE TRACT OF LAND HEREIN CONVEYED IS THE NORTH PORTION OF SAID FOUR ACRE TRACT CONVEYED TO E.E.FULGHUM BY DEED OF JOS.R. WEST, C & M OF RECORD IN BK 688 , P.35, OF THE R.O.D.C. TENN.

This instrument is executed on behalf of Ina A. Winters by Sharon M. Martin as her Attorney in Fact pursuant to recorded Power of Attorney of record in Book 11121, Page 213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nannie Haggett by deed of record in Book 664, Page 366, said Register's Office. Nannie Haggett aka Nannie Hockett died intestate Juen 6, 1984 leaving her heirs at law, Lena Beard, Della Hockett, Nelson Hockett and Ina A. Winters. Said property is now vested solely in Ina A. Winters, see attached heirship affidavit.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **Lebanon Pike, Nashville, TN 37214**

(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.

0608150
IDENTIFICATION REFERENCE

99 JUL -6 PM 1:57
REGISTER
DAVIDSON COUNTY, TN.

LEGIBILITY, PHOTOGRAPHIC QUALITY AND COLOR OF INK ON THIS INSTRUMENT WAS UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 25th day of June, 1999.

Ina A. Winters

Sharon M. Martin Atty Inf

~~Ina Winters~~

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 Ina Winters 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 Nashville, Tennessee, this 6/25/99.

Commission expires: _____ Notary Public

State of Tennessee
County of Davidson

On this 25th day of June, 1999 before me personally appeared Sharon M. Martin, the person who executed the foregoing instrument on behalf of Ina A. Winters and acknowledged that she executed the same as the free act and deed of the said Ina A. Winters, through Power of Attorney granted her by the said Ina A. Winters.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of June, 1999.

Commission expires: 5/26/2002

Elizabeth E Jolliff
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06080150

IDENTIFICATION REFERENCE

99 JUL -6 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

CASH	14000.00
CON TX	51.50
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	62.50
CHECK	62.50

07/01/99 01 _ 13:59 0001 0661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487058