WARRANTY DEED

BOOK 11609 PAGE 535

H-DENNIS-99-0106

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,400.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 1999

Notary Public

My Commission Expires NOV. 27, 1999

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
DENNIS WRIGHT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED 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
Wayne Stevens, Trustee for 219 E. Due West Avenue Trust	M+S PROPERTIES	
(NAME)	(NAME)	051-08-0-137
219 E. Due West Avenue	308 MARITA AVE.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	GOODLETTSVILLE TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARY K. SPIKER UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WAYNE STEVENS, TRUSTEE FOR 219 E. DUE WEST AVENUE TRUST hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Map of Montague Subdivision of the Gallatin Pike, as of record in Book 421, page 129, Register's Office for said County, and described partly according to a copy of a survey thereof by Anderson & Gee, Surveyors, March 22, 1946, as follows:

Beginning at a point in the north margin of Due West Avenue, 125 feet east of the southwest corner of Lot No. 10; thence north 5 degrees 15' east 200 feet to a point; thence south 87 degrees east 50 feet to a point; thence south 5 degrees 15' west 200 feet to an iron pin in the north margin of Due West Avenue; thence with the margin of the same, north 87 degrees west 50 feet to the beginning.

Being the same property conveyed to Mary K. Spiker and Winona Spiker by deed of record in Book 2864, Page 367, said Register's Office. Winona Spiker having since died.

99 AUG -6 PM 12:58

RECEIVED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

062133
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 219 E. Due West Avenue, Madison Tennessee 37115
(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 9th day of July, 1999.

Mary K. Spiker

Mary K. Spiker

03CHECK 197.48

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mary K. Spiker unmarried , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 9th day of July, 1999.

DENNIS WHITE LARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

BOOK 11609 PAGE 536

Notary Public

My Commission Expires NOV. 27, 1999

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 9th day of July, 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 537

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

06211332

IDENTIFICATION REFERENCE

99 AUG -6 PM 12:58

REGISTER
DAVIDSON CO., TN.

CAMT	50400.00
CON TX	186.48
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	197.48
CHECK	197.48

08/06/99 01 - 13:04 0001 2881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501076