Record & Return to:
File Box 49

This instrument prepared by: **VICKY V. KLEIN, Attorney at Law**
509 Lentz Drive
Madison, Tennessee 37115

Davidson County DEEDWARR
Recvd: 09/15/00 16:20 2pgs
Fees:11.00 Taxes:116.55
20000915-0092105

LIMITED WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $31,500.00.

C. Edwin Stinson
AFFIANT

Subscribed and sworn to before me, this 30th day of August, 2000.

Karen Burchett
NOTARY PUBLIC

My commission Expires: 11/25/00 .

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Lyndon F. Bostic, Sr.	SAME	Map 062
536 Trinity Lane		Parcel 00213
Nashville, TN 37207		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, C. EDWIN STINSON and DOROTHY S. BRANNOM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LYNDON F. BOSTIC, SR., hereinafter called the Grantee, his heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to:

Being Lot No. 24 on the unrecorded Plan of the Subdivision and Extension of the Rawls Tract Subdivision, described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the south margin of Trinity Lane at the corner of Lots Nos. 23 and 24 on said unrecorded plan, being 50 feet east of the northeast corner of Lot No. 22 on the Map of Rawls Homes Corporation Plan, as of record in Book 1130, Page 33, Register's Office for said County; thence with the line between Lots Nos. 23 and 24 on said unrecorded Plan, southerly 184 feet to a point; thence easterly 45 feet to the westerly margin of Edwin Avenue; thence with the margin of the same, north 4 degrees 30' east 162.8 feet to a concrete monument set at the beginning of a curve, thence around said curve in a northwesterly direction 32.6 feet to another concrete monument in the south margin of Trinity Lane; thence with the margin of the same westerly 34.7 feet to the beginning.

Being the same property conveyed to Felix Thomas Stinson and wife, Grace Lee Stinson, by deed of record in Book 1491, page 399, in the Register's Office of Davidson County, Tennessee. Grace Lee Stinson died on March 13, 1981, and at the time of her death was married to Felix Thomas Stinson. Felix Thomas Stinson, surviving tenant by the entirety, died unmarried and intestate on February 25, 1986, leaving as his only heirs at law the Grantors herein, C. Edwin Stinson and Dorothy S. Brannom, the same having been proved by Affidavit of Heirship of Record in Book 6953, Page 613, said Register's Office.

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

This is improved property known as 536 Trinity Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever, through or under the Grantors but not further or otherwise. 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 our hands this 30th day of August, 2000.

C. Edwin Stinson

C. EDWIN STINSON

Dorothy S. Brannom

DOROTHY S. BRANNOM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, C. EDWIN STINSON and DOROTHY S. BRANNOM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2000.

Karen Burnette

NOTARY PUBLIC

My Commission Expires: 11/25/00 .