Davidson County DEEDWARR
Recvd: 11/29/01 09:40 2pgs
Fees:13.00 Taxes:246.05

20011129-0130612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. Gwinn	Columbia National Incorporated	119-01-0-096
(NAME)	(NAME)	
2203 Sadler Avenue	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Columbia, MD 21045-6050	
(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, Woodbine Community Organization

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary B. Gwinn, UNMARRIED

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:

Land in Davidson County, Tennessee, Being parts of Lots 42 & 43 on the Plan Subdivision of the G.P. Rose Property, as shown on plat of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee, being more particularly described as follows: Beginning at the intersection of the South line of Glenrose Avenue and the West line of Sadler Street; the northwest corner of said Lot No. 43; thence South with the west line of Sadler Avenue. 92 feet to a point; thence West parallel with Glenrose Avenue, a distance of 108 feet, more or less, to a point 50 feet East of the center line of Nashville, Chattanooga, and St. Louis Railway's Radnor Yard connecting main tract; thence North, along a line East of, parallel with, and 50 feet distance from said center line of tract, a distance of 100 feet, more or less, to a point in the south line of Glenrose Avenue, with the south line of Glenrose Avenue a distence of 85 feet to the point of beginning.
Included in this legal descripiton but excluded from this conveyance is property conveyed as a right of way to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8825, page 702, RODC.

Being that same property conveyed to Woodbine Community Organization by deed from Patricia A. Kerns of record in Book 11332, Page 124, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 2203 Sadler Avenue, Nashville, Tennessee 37210
(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 hand this 21st day of November, 2001

Woodbine Community Organization
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Cathie Dodd and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged ~~himself~~herself to be the Authorized Agent and _____ respectively of the Woodbine Community Organization the within named bargainor, and corporation, and that she as such Authorized Agent 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 Cathie Dodd as such Authorized Agent, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office in Brentwood, TN 37027 on this the 21st day of November, 2001.

My commission expires 12-2-05

KAREN L. THUSTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____ _____

Notary Public