Davidson County DEEDWARR
Recvd: 05/15/02 09:51 2pgs
Fees:13.00 Taxes:864.47

20020515-0059562

PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **May, 2002** between **Jeffrey M. Koch and wife, Elizabeth W. Koch** , GRANTOR, and **John Randolph Winston, IV, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 42 on the Plan of Green Acres Subdivision, as of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey M. Koch and wife, Elizabeth W. Koch by deed from Ronald I. Shorr and wife, Jean A. Michelson in Book 9434, Page 20 dated 08/05/94 and recorded 08/11/94, Register's Office, Davidson County, Tennessee.

All matters of record in Plat Book 1424, Page 21, Register's Office, Davidson County, Tennessee

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in the Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2002 which have been prorated and assumed by Grantee(s)

The above legal description if identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jeffrey M. Koch
Signature of Seller

Elizabeth W. Koch
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey M. Koch and wife, Elizabeth W. Koch** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 2002.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Name and Address of Property Owner:

John Randolph Winston, IV
3614 General Bate Dr.
Nashville, TN 37204

Property Address:

3614 General Bate Dr.
Nashville, TN 37204

Person Responsible for Taxes:

same

Parcel #: 118-13/187

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$233,640.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **May, 2002.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

RETURN TO:

BALDWIN LAND TITLE, PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113