WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 11:19 2pgs
Fees:13.00 Taxes:1143.30

20021008-0122536

AISHA HALL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires June 21, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall W. Woksa	New Century Mortgage Corp.	83-5-374
(NAME)	(NAME)	
1403 Eastland Ave.	5340 W. Kennedy Blvd. Ste. 215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tampa, FL 33609-2410	
(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, Lois Gentry Stansberry, a widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall W. Woksa and wife, Deborah G. Woksa, 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:

Being part of Lot No. 12 of Block 1 on the Corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2, and 3, as of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee described as follows:

Beginning at the northeast corner of Eastland Avenue, formerly the Vaughn Pike and 14th Street, as widened at this point; thence with the northerly margin of Eastland Avenue eastwardly 107 feet to the corner of Lots Nos. 11 and 12; thence northwardly with the line between said two lots 250 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 60 feet to the easterly margin of 14th Street; thence with the easterly margin of said street, as widened, 256.75 feet, more or less, to the beginning.

Being the same property conveyed to Cecil R. Stansberry, Sr. and wife, Lois G. Stansberry, by Warranty deed from Marye E. Newman, widow, Wilma Quinnis Newman McCracken and Mary Addison Newman Hackett, dated June 16, 1972, of record in Book 4611, Page 955, Register's Office for Davidson County, Tennessee. The said Cecil R. Stansberry having since died on July 23, 2002.

unimproved ☐

This is improved ☒ property, known as 1403 Eastland Ave., Nashville, TN 37206

(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 30th day of September, 2002.

Lois Gentry Stansberry

STATE OF TENNESSEE

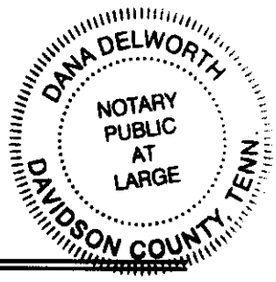
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Gentry Stansberry 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 Nashville, Tennessee this 30th day of September, 2002.

Commission expires: 11/27/04

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212