WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/02 15:29 2pgs
Fees:13.00 Taxes:333.00

20021101-0134464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANN
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 28, 2

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Ave., North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon D. Winston	GMAC Mortgage Corporation	082-04-0-379
(NAME)	(NAME)	
917 McFerrin Avenue	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Horsham, PA 19044	
(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, Jean Austin, a ¼ share, Jimmy Campbell a ¼ share, Mildred Reed, a ¼ share and Karen Campbell, a ¼ share, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon D. Winston, 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 the east part of Lot No. 8 on the Plan of Lookaway Subdivision, as of record in Book 843, page 51.

Said part of said Lot fronts 50 feet on the east side of McFerrin Avenue, as widened, by City Ordinance 8-272, Bill No. 49-305, and runs back between parallel lines, along the north margin of an alley, 143 feet to a dead lien in the rear.

Being the same property conveyed to Sharon D. Winston, unmarried by deed from Jean Austin a ¼ share, Jimmy Campbell, a ¼ share, Mildred Reed, a ¼ share and Karen Campbell, a ¼ share of record as Instrument No. _____, said Register's Office.

Being the same property conveyed to Lesley Green and wife, Ruth Green, by deed of record in Book 3837, page 518, Register's Office for Davidson County, Tennessee. The said Lesley Green having predeceased Ruth Green. The said Ruth Green having died on May 26, 1999 her will is probated of record as file number 00P974 in the Probate Clerks Office for Davidson County, Tennessee, said will devised said property to Jean Austin, a one fourth share, Jimmy Campbell, a one fourth share, Mildred Reed, a one fourth share and Karen Campbell, a one fourth share.

unimproved ☐

This is improved ☒ property, known as 917 McFerrin Avenue, 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 our hands this 24th day of October, 2002.

Mildred Reed

Jean Austin

Karen Campbell

Jimmy Campbell

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 Jean Austin the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Campbell the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Reed the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Campbell the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003