WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/26/03 10:39 2pgs
Fees:13.00 Taxes:344.10

20030326-0039633

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vera Vollbrecht	ABN AMRO Mortgage Group, Inc	072-03-0 226.00
(NAME) 1300 Howard Ave	(NAME) P.O.Box 57068	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Irvine, CA 92619	
(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, Margaret L. Good and Jason K. Winfree, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vera Vollbrecht, 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:

Tract 1

Being part of Lot No. 149 on the map of Inglewood Place, as of record in Book 332, Page 101 of Register's Office Davidson County, Tennessee, described as follows: Said part of Lot No. 149 fronts 15 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line. Said 15 feet begins on Howard Avenue 50 east of the north west corner of Lot No. 149 and adjoins the property conveyed to Geo. A. Karsch, Jr. and wife, Adirene M. Karsch by R. Loyd Scobey and wife, as of record in Register's Office for Davidson County, Tennessee, Book 641, Page 62.

Tract 2

Being the westerly one-half of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, Page 101, of the Register's Office for said County. Said part of said Lot. No. 149 fronts 50 feet on the southerly side of Howard Avenue, and runs back, between parallel lines, 205 feet to a dead line.

Being the same property conveyed to Margaret L. Good and husband, Jason K. Winfree by deed from Adirene H. Karsch of record in Book 10959, Page 971, Register's Office for Davidson County, Tennessee, executed on 05/28/98 and filed on 06/03/98.

unimproved ☐

This is improved ☒ property, known as 1300 Howard Ave., Nashville, TN 37216

(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/our hand(s) this 7th day of March, 2003.

Margaret L. Good
By: Patricia Watkins, her attorney in fact

Jason K. Winfree
By: Patricia Watkins, his attorney in fact.

Margaret L. Good

Jason K. Winfree

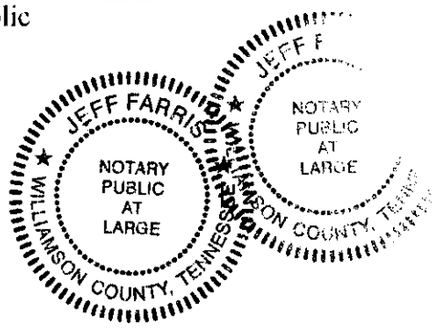
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Patrick Watkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Margaret L. Good and Jason K. Winfree under a Power of Attorney, and is authorized by Margaret L. Good and Jason K. Winfree to execute this instrument on behalf of Margaret L. Good and Jason K. Winfree.

Witness my hand and Official seal this 3/7/2003

My Commission Expire: _____
Notary Public

My Commission Expires Jan. 25, 2006



File Number: 12302051
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027