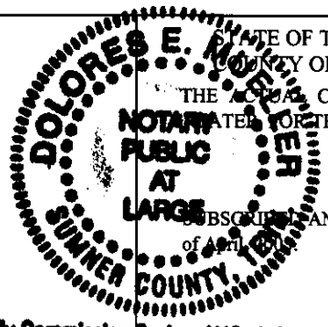
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Andrea Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2003.

Dolores E. Mueller
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/14/03 12:20 2pgs
Fees:13.00 Taxes:925.00

20030514-0065394

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 104 Cude Lane
Suite 152
Madison, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Wingo	Robert J. Wingo	
(NAME)	(NAME)	
3819 Dickerson	3819 Dickerson	41-12-80
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030955

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, I, **James William Monroe**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert J. Wingo and Tracy D. McMurtry and Wanda J. McMurtry**, 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 shown as Lot No. 1 on a plat showing the re-subdivision of Lot 124 and southerly part of Lot 125, Kemper Heights, Section One, as of record in Book 4470, page 156, said Register's Office. Said Lot No. 1 fronts 210 feet on the easterly side of Dickerson Road and runs back between lines 370.4 feet on the northerly line and 293.5 feet as the southerly line, as a broken line in the rear on which it measured 239.1 feet.

Being the same property conveyed to James William Monroe by Last Will and Testament dated 05/20/01 from William S. Monroe and recorded on 07/02/01 in Instrument Number 200107020069922, said Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3819 Dickerson, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of April, 2003.

James William Monroe

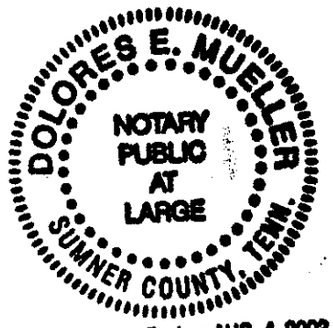
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared James William Monroe, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 24th day of April, 2003.

Commission expires:



My Commission Expires AUG. 4, 2003

Notary Public