WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/03 15:38 3pgs
Fees:18.00 Taxes:1211.75

20031118-0168467

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 2003

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

BOX 2

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Wilson		104-05-0/3.00
(NAME)	(NAME)	
106 & 108 40th Avenue North	6025 Joyce Hollow Rd	104-05-0/4.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37205	
(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, Daniel Zink , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Wilson, a married man and Kevin McGinn, a married man

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
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of West Grove Subdivision, as of record in Book 421, page 87, said Register's Office.

Said lot fronts 50 feet on the easterly side of 40th Avenue North and runs back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Stanley Zink and wife, Edith H. Zink by deed from John Thomas Glenn and wife, Emma Campbell Glenn of record in Book 4157, page 482, said Register's Office. The said Stanley Zink predeceased Edith H. Zink and title having vested in Edith H. Zink as the surviving tenant by the entirety. The said Edith H. Zink having died intestate October 3, 2000 and title having vested in Daniel Zink as her only heir-at-law as evidenced by an Affidavit of Heirship of record in Instrument No. 20010117-0004985, said Register's Office.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 23 on the map showing part of the West Grove Subdivision, as of record in Book 421, page 87, said Register's Office.

Said lot No. 23 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines, with the northerly margin of an alley, 160 feet to an alley in the rear.

Being all the same property conveyed to Della Hemby by deed of record in Book 2645, page 120, said Register's Office. The said Della Hemby died intestate

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 & 108 40th Avenue North, Nashville, TN 37209
(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 14th day of November 2003

Daniel Zink

Daniel Zink

Kristina K. Zink

Kristina K. Zink

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 Daniel Zink and Kristina K. Zink

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. Witness my hand and official seal at Nashville _____, Tennessee, this 14th day of November, 2003.

Commission expires January 31, 2004

LEE E. CRAFTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

August 30, 1961 and property having vested in Margaret Louise Crownover Hemby, Dewey Phillip Hemby and Edith Hemby Zink as her only heirs-at-law. Margaret Louise Crownover Hemby having conveyed her interest to Edith Hemby Zink by deed of record in Book 3402, page 595, said Register's Office. Dewey Phillip Hemby having conved his interest to Edith Hemby Zink by deed of record in Book 3402, page 593, said Register's Office. Melvin Virdel Hemby, ex-spouse of Della Hemby, having conved any interest he may have had in said property to Edith Hemby Zink by deed of record in Book 3402, page 599, said Register's Office. Then Edith Hemby Zink having conveyed her interest to Edith Hemby Zink and husband, Stanley Zink by deed of record in Book 3437, page 422, said Register's Office. The said Stanley Zink predeceased Edith Hemby Zink and title having vested in Edith Hemby Zink as the surviving tenant by the entirety. The said Edith Hemby Zink having died intestate October 3, 2000 and title having vested in Daniel Zink as her only heir-at-law as evidenced by an Affidavit of Heirship of record in Instrument No. 20010117-0004985, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

And I, Kristina K. Zink, wife of Daniel Zink, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.