File Box 14A

Return after recording to John T. Cook, P. C. 2927 Berry Hill Drive Nashville, TN 37204 #16794-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 08:34 2pgs
Fees:13.00 Taxes:610.50
20040120-0007208

DEBORAH H. BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2007~~.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvelyn P. Kinzer	**Southeastern Financial, Inc.**	**150-12-A 152Co**
(NAME)	(NAME)	
1228 Quaise Moore East	**3343 Perimeter Drive, Suite 111**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37211**	
(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, **Billy J. Van Winkle and wife Hope M. Van Winkle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvelyn P. Kinzer, 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 Lot No. **644** on the Plan of **Somerset**, Phase V-C of record in ~~Plat Book, Page~~ * Plat Book 7900, Page 592, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Billy J. Van Winkle and wife Hope M. Van Winkle** by deed of record Instrument 20011207-0134912, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Billy J. Van Winkle and Hope M. Van Winkle by Eugene Workman as ~~Their~~ Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040120-0007207, in the Register's Office for ~~County, Tennessee~~ Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1228 Quaise Moore East, Antioch, TN 37013**

(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 **16th day of January, 2004**.

Billy J. Van Winkle
Billy J. Van Winkle
by Eugene Workman, att'y in fact

Hope M. Van Winkle
Hope M. Van Winkle
by Eugene Workman, att. in. fact.

State of Tennessee County of Davidson

On this 16 day of January, 2004 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Billy J. Van Winkle and Hope M. Van Winkle, and acknowledged that he executed the same as the free act and deed of the said Billy J. Van Winkle and Hope M. Van Winkle, through Power of Attorney granted Eugene Workman, by the said Billy J. Van Winkle and Hope M. Van Winkle.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.