Davidson County DEEDWARR
Recvd: 08/12/05 15:06 2 pgs
Fees:13.00 Taxes:388.50
20050812-0095931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $105,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lee Ann Wynegar
5813 Maxon Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

91-10-289.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Renee Coe, unmarried**, hereinafter referred to as Grantors, hereby transfers and conveys to **Lee Ann Wynegar, A Married Woman,** hereinafter referred to as 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 part of Block "D" on the map of Holman Heights, Vernon and Lovell's Subdivision Blocks 13 to 17, inclusive of the H.F. Cockrill Farm as of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, and described according to survey made by John Kohl, Surveyor dated September 20, 1996, as follows: Beginning at a spike in the center of Maxon Avenue at the Northeast corner of the property conveyed to Mildred Woodard Thompson and husband, by deed from Robert L. Ray and wife, of record in Book 1725, Page 75, thence with Thompson's Easterly line, South 20 degrees 40 minutes West 170 feet; thence East 80 feet, thence North 20 degrees 40 minutes East 170 feet to the center of Maxon Avenue; thence with the center of said Avenue North 69 degrees West 80 feet to the beginning.

Being the same property conveyed to Lisa Renee Collins by Quitclaim Deed from Paul Douglas Collins, of record in Instrument No. 20011008-0109458, Register's Office for Davidson County, Tennessee.

Lisa Renee Coe was formerly known as Lisa Renee Collins.

[redacted]2383

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5813 Maxon Avenue, Nashville, TN 37209.

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, 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 10th day of August, 2005.

Lisa Renee Coe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 10th day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05