GARLAND R. WINFORD and wife,
GLENDA B. WINFORD

TO: WARRANTY DEED

TINA L. HALE

Davidson County DEEDWARR
Recvd: 08/09/06 08:05 2 pgs
Fees:13.00 Taxes:395.90
20060809-0097624

THIS DEED OF REALTY, executed as of the 19th day of July, 2006, by Grantors, **GARLAND R. WINFORD and wife, GLENDA B. WINFORD**, to Grantee, **TINA L. HALE,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her and to her heirs and assigns forever, in fee simple, certain realty situated in the 14th Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Beginning at a point in the center of Baxter Road at the southeast corner of the property conveyed to James R. Branch and wife, by deed of record in Book 3709, Page 284, Register's Office for said County; thence with the center of said road south 5° 15' east 100 feet; thence south 87°15' west 1356 feet, more or less; thence north 0°30' east 104 feet; thence north 87°30' east 1344 feet to the beginning; being Map 8 and Parcel No. 95, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.
>
> This is the same realty conveyed to the herein Grantors by deed of record in Book 4126, Page 592, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2006 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Garland R. Winford
GARLAND R. WINFORD

Glenda B Winford
GLENDA B. WINFORD

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Garland R. Winford and Glenda B. Winford**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of July, 2006.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: October 28, 2009

Property Owners Name
and Address:
Tina L. Hale
3981 Baxter Rd.
Joelton, TN 37080

Person or Entity Responsible for
Payment of Property Taxes:
← New Owner

Map + Parcel: 8-95.00

STATE OF TENNESSEE, ROBERTSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$107,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carrie Teisha
Affiant

Subscribed and sworn to before me this the 19 day of July, 2006.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public (Register of Deeds
Davidson County, Tennessee)

My Commission Expires: 7-29-06

This Instrument Prepared By:
Christina M. Bartee, Attorney at Law
Batson, Nolan, Williamson, Pearson & Miller
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172