Davidson County DEEDWARR
Recvd: 09/12/06 13:40 3 pgs
Fees:18.00 Taxes:519.48

20060912-0112944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $140,300.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: August 29, 2006.

NOTARY PUBLIC

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COM My Commission Expires JAN. 24, 2009

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**Grissim Title & Escrow, LLC**
**2309 Crestmoor Rd, Suite 300, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Robert W. Wynkoop and Linda M. Wynkoop<br>240 Antioch Pike<br>Nashville, TN 37211 | USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, Texas 78230 | 133-2/119 |

# WARRANTY DEED

FOR AND IN 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/WE, **MATTHEW STRADER, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT W. WYNKOOP AND LINDA M. WYNKOOP HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being the Southerly part of lots Nos. 6 and 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in minute Book "1", page 442, Chancery Court as Nashville, being Lot No. 7 on the unrecorded map of A.C. Roth's subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 300 feet west of the Northwest corner of Antioch Pike and Wingate Avenue; Thence with the Northerly margin of said Pike, Westwardly 50 feet to the corner of Lots Nos. 7 and 8; Thence with the line between said two lots, Northwardly 165.7 feet; Thence Eastwardly 50 feet to the corner of Lots Nos. 7 and 6; Thence with the line between said two lots, Southwardly 166.6 feet to the northerly margin of Antioch Pike; said point of beginning.

Included in but expressly excluded from this conveyance is that portion of land described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, Tennessee being a part of the Southerly part of Lot Nos. 6 and 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in the Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 7 on the unrecorded Map of A.C. Roth's Subdivision and described as follows:

Beginning at a point 300 feet West of the present Northwest corner of Antioch Pike and Wingate Avenue; thence with the present Northerly margin of said Pike; Westwardly 50 feet to the corner of Lot Nos. 7 and 8; thence North 2 deg. 43' East 2.58 feet with the line between said two Lots to a point on the new relocated Northerly margin of Antioch Pike; thence South 85 deg. 29' 51" East 50.02 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet North of the new relocated centerline of said Pike to a point on the Lot line between Lot Nos. 6 and 7; thence South 2 deg. 43' West 1.02 feet with the line between said two Lots to a point on the present Northerly margin of Antioch Pike, said point of beginning.

Being the same property conveyed to Matthew Strader in Instrument 20060515-0056585, Register's Office for Davidson County, Tennessee.



LTSR Number:

GTE File: 2006080460

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS ( X ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
240 ANTIOCH PIKE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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**, this date: 08/29/06

**Matthew Strader**



LTSR Number:

GTE File: 2006080460

## NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Strader with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of August, 2006.

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public Commission Expires: _____



LTSR Number: GTE File: 2006080460