WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 15:24 2 pgs
Fees:13.00 Taxes:314.50

20071015-0122121

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March 2007.

Notary Public

MY COMMISSION EXPIRES: 9/23/08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Winecoff	Henry Winecoff	**96-7 01**
(NAME)	(NAME)	
208 & 210 Stewarts Ferry Pike	2714 McGavock Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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, **HENRY WINECOFF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY WINECOFF AND WIFE, JODI WINECOFF**, 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 the third Civil District of Davidson County, Tennessee, being part of the Richmond Tract, described as follows:

Beginning at a point in the southerly margin of Stewarts Ferry Road, said point being 220.6 feet from the easterly margin of McCampbell Road, at its intersection with Stewarts Ferry Road, thence South 54 degrees 51 minutes, east 844 feet to a point; thence South 35 degrees 9 minutes West 226.7 feet to a point; thence North 58 degrees 46 minutes West 84.2 feet to a point; thence North 35 degrees 9 minutes East 232.4 feet to the point of beginning.

Being the same property conveyed to Henry Winecoff by deed of record in Book 9476, Page 923, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Deed of Trust held by Robert Petty dated September 28, 1994 of record in Book 9476, Page 926, said Register's Office; and 2000 Taxes.

unimproved
This is improved X property, known as **208 & 210 Stewarts Ferry Pike, Nashville, TN 37214**
(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 MARCH day of 31, 2000.

Henry Winecoff

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 HENRY WINECOFF the bargainor(s), 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 Antioch, Tennessee, this 31 day of March, 2000.

Commission expires: 9/23/00

Martha Lee Jones
Notary Public

MARTHA LEE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.