WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 15:29 2 pgs
Fees:13.00 Taxes:314.50

20071015-0122123

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 THE 31st DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/23/00

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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	**96-7 001.02**
(NAME)	(NAME)	
214 Stewarts Ferry Pike	2814 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 Davidson County, Tennessee, a tract of land in the 3rd Civil District of said County, shown as Tract No. 3 on a survey made by Hickerson and Johnson, Engineers, on July 30, 1962 and described as follows:

Beginning at a point in the southerly margin of Stewart's Ferry Rd., said point being the common corner of the tract and Tract No. 4; thence southwesterly with the line of Tract No. 4, 221.0 feet to a point; thence north 58 degrees 46 minutes West 84.2 feet to a point, a common corner of this tract and Tract No. 2; thence northeasterly 226.7 feet to a point in the southerly margin of Stewarts Ferry Road; thence south 54 degrees 51 minutes East 84 feet to the beginning.

Being the same property conveyed to Henry Winecoff by deed of record in Book 9476, Page 915, 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 918, said Register's Office; and 2000 Taxes.

This is unimproved / improved X property, known as **214 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 31 day of MARCH, 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 31st day of March **, 2000.**

Commission expires: 9/23/00 ~~3/31/00~~ MPJ

Notary Public

MARTHA LEE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.