# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 15:31 2 pgs
Fees:13.00 Taxes:314.50

20071015-0122125

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 2007.

Notary Public

MY COMMISSION EXPIRES:. 9/23/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**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 | **96-6, 137.01** |
| (NAME) 1008 BEWICK HARBOR BLVD. MT. JULIET TN. | (NAME) 2714 MCGAVOK PIKE | |
| (ADDRESS) 37122 | (ADDRESS) **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 JODY 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 3rd Civil District of Davidson County, Tennessee, being a part of the Richmond Tract described as follows:

Beginning at a concrete monument in the southerly margin of Stewarts Feet Road, said concrete monument being 136.6 feet from the easterly margin of McCampbell Road, at its intersection with Stewart's Ferry Road; thence South 54° 51' East 84 feet to a point; thence South 35° 9' West 232.4 feet to a point; thence North 58° 16' West 84.2 feet to a concrete monument; thence North 35° 9' East 238.1 feet to the point of beginning.

Being the same property conveyed to Henry Winecoff by deed of record in Book 9476, Page 907, 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 910, said Register's Office.

This is improved X property, known as **204 & 206 Stewarts Ferry Pike, Nashville, TN 37214**
(unimproved)
(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

Notary Public

MARTHA LEE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN