

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1 DAY OF February, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Young & Terry Winecoff 808 Ember Lake Drive Nashville, TN 37214	First Tennessee Home Loans 1555 W. Walnut Ln Ste 200 Irving, TX 75038	Map 82.03 Parcel 107

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, we,

Henry M. Winecoff, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James B. Young, married and Terry Winecoff, married

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:

BEING LOT NO. 139 IN SHARPE AND HORN'S SECOND ADDITION WHICH PLAN IS OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 139 FRONTS 50 FEET ON THE WEST SIDE OF NORTH SECOND STREET AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W. G. HALE BY DEED FROM UNITED SOUTHERN BANK OF SUMNER COUNTY, DATED JULY 8, 1982, OF RECORD IN BOOK 6009, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO HENRY M. WINECOFF BY QUITCLAIM DEED FROM W.G. HALE AND WIFE, MABLE HALE DATED FEBRURAY 3, 1983 OF RECORD IN BOOK 6009, PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.
2) 2008 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1118 North 2nd Street, Nashville, TN 37207**
(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 hand(s) this 1 day of February, 2008.

Henry M. Winecoff

Davidson County DEEDWARR
Recvd: 02/04/08 08:31 2 pgs
Fees:13.00 Taxes:296.00

20080204-0010949

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Henry M. Winecoff, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of February, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076