Davidson County DEEDWARR
Recvd: 01/29/09 12:20 3 pgs
Fees:18.00 Taxes:444.00
20090129-0007704

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Jackson Street Church of Christ<br>1408 Jackson Street<br>Nashville, TN 37208 | SAME | Map 92-4<br>Parcel 26 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, L. Jeanett Winston, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Jackson Street Church of Christ, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Nashville, Tennessee, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

This is improved property known as 1021 14th Avenue, North, Nashville, TN 37208.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. The 2008 Davidson County Real Property Taxes, which are due and owing.

2. The 2009 Davidson County Real Property Taxes, which are a lien, but not yet due and owing.

3. All matters on the Plan of Harding's Second Addition to Nashville, of record in Plat Book 21, page 58, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors 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 our hands this 29 day of January, 2009.

L. JEANETT WINSTON

**ACKNOWLEDGMENTS**

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

Personally appeared before me, a Notary Public in and for said County and State, L. Jeanett Winston, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29th day of January, 2009.

Notary Public

My Commission Expires:
8/23/11

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

Affiant

Sworn to and subscribed before me this 29th day of January, 2009.

Notary Public

My Commission Expires:
8/23/11

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

## Exhibit "A"

LAND lying in Davidson County, State of Tennessee, being more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being the north one half of Lot No. 185 and the south 20 feet of Lot No. 186 on the Plan of Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for said county.

Said parts of said Lot Nos. 185 and 186 adjoin and front together 45 feet on the westerly side of 14th Avenue North and run back between parallel lines 150 feet, more or less, to an alley.

TRACT 2:
Parcel No. 1:
Land in Davidson County, Tennessee, being the northerly one half of Lot No. 186 on the Plan of Thomas Harding's Second Addition, as of record in Book 21, page 58, Register's Office for said county.

Said part of Lot No. 186 fronts 25 feet on the westerly side of 14th Avenue North, formerly Watkins Street, and runs back between parallel lines 150 feet to an alley.

Parcel No. 2:
Land in Davidson County, Tennessee, being part of the northerly one-half of Lot. No. 186, in the Plan of Thomas Harding's Second Addition, as of record in Book 21, page 58, Register's Office for Davidson County, Tennessee.

Said land being the most southerly 5 feet of the northerly one-half of Lot No. 186, fronting 5 feet on the westerly side of 14th Avenue North, formerly Watkins Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L. Jeanett Winston by Deed of record at Instrument No. 20071026-0126990, Register's Office for Davidson County, Tennessee.