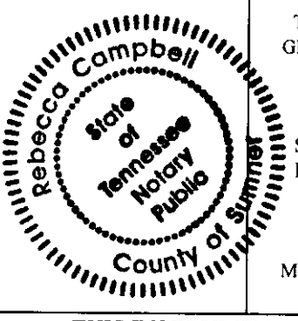
File No. 90862

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2009.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Acquisitions, Inc.	Same as new owner	07212008600
(NAME) 2016 Annie Court	(NAME)	
(ADDRESS) Springfield, TN 37172	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mildred F. Vick and Linda G. Tanner, Devisees and Co-Executrices under the Last Will and Testament of Mildred Ann Welburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Property Acquisitions, Inc., a Tennessee corporation, 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. 41 on the Map of Dalewood, Section 1, of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 94 feet on the west side of Pinewood Road and runs back between lines, 131.2 feet on the north line and 132 feet on the south line to a dead line in the rear on which it measures 92 feet.

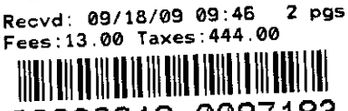
Being the same property conveyed to Frank R. Welburn and wife, Mildred W. Welburn by deed from Monarch Homes, Inc., a Tennessee corporation, dated April 29, 1950 and recorded on May 6, 1950 in Book 1846, page 85, Register's Office, Davidson County, Tennessee. The said Frank R. Welburn died on January 30, 1963 leaving Mildred W. Welburn as the surviving tenant by the entirety. The said Mildred W. Welburn died testate on November 4, 2008 leaving Mildred F. Vick and Linda G. Tanner as the Devisees and Co-Executrices of the Last Will and Testament of Mildred Ann Welburn. See Last Will and Testament of Mildred Ann Welburn of record in Docket #09P864 in the Probate Court for Davidson County, Tennessee. Mildred W. Welburn and Mildred Ann Welburn being one and the same person.

unimproved ☐

This is improved ☒ property, known as 2206 Pinewood Road, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20090063877 DEEDWARR
Recvd: 09/18/09 09:46 2 pgs
Fees: 13.00 Taxes: 444.00



20090918-0087183

File No. 90862

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 this 15th day of September, 2009.

Mildred F. Vick, Devisee and Co-Executrix under Last Will and Testament of Mildred Ann Welburn

Linda G. Tanner, Devisee and Co-Executrix under Last Will and Testament of Mildred Ann Welburn

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred F. Vick and Linda G. Tanner, Devisees and Co-Executrices under the Last Will and Testament of Mildred Ann Welburn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2009.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County