WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/09 16:17 2 pgs
Fees:13.00 Taxes:288.60
20091001-0091411

ANDREW B. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$78,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of October, 2009.

Notary Public
My Commission expires: 8/15/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Seth Jennings	-Same-	073-01-0-067.00
940 Gale Lane #123		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard L. Winfrey, Jr., unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road), at the point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 15 and 16; thence with the line between said two lots, southwardly 170.5 feet to a point; thence eastwardly 75 feet to a point; thence with the line between Lots Nos. 16 and 17; northwardly 172.5 feet to the southerly margin of Riverwood Drive; thence with said Drive, westwardly 75 feet to the beginning.

Being the same property conveyed to Deborah Law Winfrey, by deed from Richard Lee Winfrey, on April 2, 1999, of record in Book 11415, page 529, Register's Office for Davidson County, Tennessee. And further conveyed to Richard L. Winfrey, Jr., unmarried by Quitclaim Deed from Deborah Law Winfrey of record in Instrument Number 20031119-0168946, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 in the estimated amount of $1,343.30 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 073-01-0-067.00.
- Easement of record in Book 4154, page 164, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2002 Riverwood Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 1, 2009.

Richard Lee Winfrey, Jr. by Deborah Law Winfrey S.R. as Attorney in Fact

Richard Lee Winfrey, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Richard Lee Winfrey, Sr. with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Richard Lee Winfrey, Jr. the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Richard Lee Winfrey, Jr. the bargainor(s), by the said Richard Lee Winfrey, Sr., as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of October, 2009.

NOTARY PUBLIC My Commission Expires: 8/23/14

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY