Box 13
#15942

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00 Maid Kbm SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 2010. LaTrece McAdoo Notary Public MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MICHAEL FREEMAN	SWBC ~~New Owner~~	119-14-0/034.00
(NAME) 264 TANKSLEY AVENUE	(NAME) 9011 San Pedro Ste. 125	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, KENNETH LYNN BAWCUM, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL FREEMAN,UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF BLOCK "E" ON THE MAP OF WOODBINE COURTS, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A PLAN OF SAID SUBDIVISION MADE BY BLANCHARD & RARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF TANKSLEY AVENUE AT THE CORNER OF LOTS NOS. 34 AND 1; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 155.5 FEET TO CORNER OF SAID LOTS AND LOTS NOS. 29 AND 30; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 29, EASTERLY 75 FEET TO A POINT; THENCE SOUTHERLY 155.5 FEET TO THE NORTH MARGIN OF TANKSLEY AVENUE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED KENNETH LYNN BAWCUM BY WARRANTY DEED FROM JAMES K. CHADWELL AND ELLA F. CHADWELL, RECORDED ON JUNE 28, 1989, IN BOOK 7875, PAGE 664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 264 TANKSLEY AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20100060535 DEEDWARR
Recvd: 09/27/10 09:15 2 pgs
Fees:13.00 Taxes:366.30
20100927-0076499

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 17th day of Sept., 2010.

Kenneth Lynn Bawcum

KENNETH LYNN BAWCUM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KENNETH LYNN BAWCUM, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of Sept, 2010.

Lori Buie

NOTARY PUBLIC
My commission expires: 9/19/11

