THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20120048343 DEEDWARR
Recvd: 07/02/12 08:54 3 pgs
Fees:18.00 Taxes:388.50
20120702-0057594

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
RICHARD PHILLIPS GWENDLYN N. DAY 1326 Fourth Avenue Nashville, TN 37208	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	08209018400

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY EUGENE WINFREY, Individually and Life Estate, FORRESTINE SNYDER, JUDY ELIZABETH NALLS, HOBERT FRANKLIN WINFREY, JR., BRITTANY JACQUELINE OLIVER, PAUL GENE WINFREY, and WILLIAM LON SOSH**, have this day bargained and sold, and do hereby transfer and convey unto the said **RICHARD PHILLIPS and GWENDLYN N. DAY,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of the north part of Lot No. 28 on the Map of D. T. McGavock's First Addition to Nashville of record in Book 10, Pages 606-609, Register's Office for said County, described as follows:

Said part of said lot fronts 42 feet on the easterly side of 4th Avenue North and runs back between parallel lines along the south margin of Taylor Street 96 feet to a dead line.

Being the same property conveyed to H. F. WINFREY AND WIFE, LUCY M. WINFREY by installment deed from JOHN OVERBY AND WIFE, LOLA M. OVERBY of record in book 1515, Page 227, dated August 25, 1947, said Register's Office. H. F. WINFREY died intestate on October 8, 1997. LUCY M. WINFREY died testate on October 31, 1997, devising said property to BOBBY EUGENE WINFREY FOR LIFE WITH THE REMAINDER TO BOBBY EUGENE WINFREY, MARY MARIE SOSH, FORRESTINE SNYDER, JUDY ELIZABETH NALLS, HOBERT FRANKLIN WINFREY, JR., BRITTANY JACQUELINE OLIVER AND PAUL GENE WINFREY by will of record in Will Book 218, Page 472, Probate Court for Davidson County, Tennessee. MARY MARIE SOSH died testate on August 30, 2007, devising her portion of said property to her husband, WILLIAM LON SOSH, by will of record in Docket No. 12P333, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $105,000.00.
Subscribed and sworn to before me this 27th day of June, 2012.
My Commission Expires: 7-29-13

Affiant

Notary Public

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

This is improved property located at 1326 Fourth Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 27 day of June, 2012.

BOBBY EUGENE WINFREY
Individually and as Life Tenant

FORRESTINE SNYDER

JUDY ELIZABETH NALLS

HOBERT FRANKLIN WINFREY, JR.

BRITTANY JACQUELINE OLIVER

PAUL GENE WINFREY

WILLIAM LON SOSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **BOBBY EUGENE WINFREY, FORRESTINE SNYDER, JUDY ELIZABETH NALLS, HOBERT FRANKLIN WINFREY, JR., BRITTANY JACQUELINE OLIVER, PAUL GENE WINFREY, AND WILLIAM LON SOSH,** the within named bargainors, 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 at Goodlettsville, Tennessee, this the 27 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 02/26/2012

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY