BILL GARRETT, Davidson County
Trans:T20130046757 DEEDWARR
Recvd: 06/05/13 09:14 2 pgs
Fees:13.00 Taxes:218.30
20130605-0056770

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ALVIN STOKES, JR. 114 Old Trinity Lane Nashville, Tennessee 37207	Same	071-07-0-066.00

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, **LOIS H. MILLER and EDWIN F. MADRIGAL, Wife and Husband,** have this day bargained and sold, and do hereby transfer and convey unto the said **ALVIN STOKES, JR., a single man,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being the northerly part of Lot No. 16 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S. M. McMurray Company, Engineers, dated May 10, 1950, as follows:

Beginning on the southerly margin of Old Trinity Lane at a point 60 feet east of the northeast corner of the property conveyed to Leland Mabry and wife, by deed from Ezell Dickerson and wife, of record in Book 2439, page 181, Register's Office for said County, being a corner of Lots Nos. 15 and 16 on said unrecorded plan; thence with the line between said two lots, Southerly 129 feet to a corner of Lots Nos. 6 and 7 on the Plan of Linda Jacob Subdivision, Section 1, of record in Book 2083, page 7, said Register's Office; thence South 88 degrees East, 60 feet to the corner of Lots Nos. 5 and 6 on said recorded subdivision and Lots 16 and 17 on said unrecorded subdivision; thence with the line between Lots Nos. 16 and 17, Northerly 129 feet to the southerly margin of Old Trinity Lane; thence with the same, Westerly 60 feet to the beginning.

Being the same property conveyed to LOIS H. MILLER and EDWIN F. MADRIGAL, WIFE AND HUSBAND, by deed from KIT L. HENDRICKSON, A WIDOW, UNMARRIED, of record in Book 10715, Page 237, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $59,000.00.
Subscribed and sworn to before me,
this 31 of May, 2013.
My Commission Expires: 3/8/16

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

This is improved property located at 114 Old Trinity Lane, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (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 Grantee, his (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 31st day of May, 2013.

LOIS H. MILLER

EDWIN F. MADRIGAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **LOIS H. MILLER and EDWIN F. MADRIGAL**, 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 31st day of May, 2013.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/8/16