This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4172 PAGE 58

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Windus, etux (NAME)	Dobson & Johnson, Inc. (NAME)	Map. 84-K
2507 Lincoya Court (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Building (STREET ADDRESS)	Par. 29
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Michael A. Windus and wife, Barbara S. Windus and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Michael A. Windus and wife, Barbara S. Windus of the unpaid principal balance of a note in the original amount of $27,500.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated February 15, 1966, recorded February 16, 1966, in Book 3988, page 119, Register's Office for Davidson County, Tennessee,

We, J. Preston Proffitt, Jr. and wife, Phyllis T. Proffitt
have bargained and sold, and by these presents do transfer and convey unto the said Michael A. Windus and wife, Barbara S. Windus, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Addition to Lincoya Hills, of record in Book 3106, page 66, Register's Office for said County.

Said Lot No. 2 fronts 189.08 feet on the south side of Lincoya Court as measured along a curve, and extends back 195 feet on the east line and 242.57 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 197.2 feet.

Being the same real property conveyed to J. Preston Proffitt, Jr. and wife, Phyllis T. Proffitt by deed from Lonnie M. Tillis and wife, Doris Y. Tillis of record in Book 3988, page 117, Register's Office for said County.

STATE TAX $ 41.91
PROBATE .50
TOTAL $ 42.41

SEP 19 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 19 1967 mkl

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael A. Windus and wife, Barbara S. Windus, their *heirs and assigns, forever.*

And we *do covenant with the said* Michael A. Windus and wife, Barbara S. Windus *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.*

And We, J. Preston Proffitt, Jr. and wife, Phyllis T. Proffitt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Michael A. Windus and wife, Barbara S. Windus, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Preston Proffitt, Jr.

J. Preston Proffitt, Jr.

Phyllis T. Proffitt

Phyllis T. Proffitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James W. Hardwick, a Notary Public in and for said County and State, the within named J. Preston Proffitt, Jr. and wife, Phyllis T. Proffitt

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of August, 19 67.

James W. Hardwick, Notary Public.

Commission Expires My Commission Expires Aug. 1, 1971

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

$27,940.60

WARRANTY DEED

FROM

J. Preston Proffitt, Jr., et ux

TO

Michael A. Windus, et ux

88790

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 19 2 14 PM '87

NOTED, MICROFILMED
RECORDING FEE 11.00
DEP. REG. FEE

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.