FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry Cole, Atty. 213 Third Ave. North, Nashville, Tenn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen W. Winfrey (NAME)	Kathleen W. Winfrey (NAME)	
1445 Ardee Ave. (STREET ADDRESS OR ROUTE NUMBER)	1445 Ardee Ave. (STREET ADDRESS)	Map 72-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37216 (CITY) (STATE) (ZIP)	Par. 234

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Phillip M. Winfrey

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen W. Winfrey

all my right, title and interest in and to
HEREINAFTER CALLED THE GRANTEE~~S~~, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 10 on the Map of the Resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for said County. Said Lot No. 10 fronts 70 feet on the easterly side of Ardee Ave. and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Phillip M. Winfrey and wife, Kathleen W. Winfrey, by deed from Westbrook Homes, Inc., of record in Book 1813 , page 107 , said Register's Office.

This conveyance is made subject to restrictions of record in Book 1082, page 298 in Book 1019, p. 500 and in Book 1786, page 555, Register's Office for said County.

This is ~~unimproved~~ improved property, known as 1445 Ardee Ave., Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and ~~we~~ I do covenant with the said GRANTEES that ~~we are~~ I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and ~~we~~ I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 ~~my~~ hand ~~this~~ 14th day of May, 19 68

Phillip M Winfrey

Frank E Duff Jr
Dec 2, 1969

STATE OF TENNESSEE
Davidson County

BOOK 4235 PAGE 957

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of May 19 68.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Frank Griffin, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the _____ day of May, 1968.

My commission expires Dec 2, 1969

Frank Griffin
Notary Public

WARRANTY DEED

FROM
Phillip M. Winfrey

TO
Kathleen W. Winfrey

16574

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 17 2 35 PM '68

NOTED: BOOK 118 PAGE 156
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.