WARRANTY DEED

BOOK 4415 PAGE 99

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETTY BIRD WINICKI (NAME)	BETTY BIRD WINICKI (NAME)	Map 146-D
5850 S.W. 53rd TERRACE (STREET ADDRESS OR ROUTE NUMBER)	5850 S.W. 53rd TERRACE (STREET ADDRESS)	Par. 25
MIAMI, FLORIDA 33155 (CITY) (P. O. ZONE) (STATE)	MIAMI, FLORIDA 33155 (CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of .....

TEN AND NO/100 ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

GEORGIA B. BIRD .....

have this day bargained and sold, and do hereby transfer and convey unto the said BETTY BIRD WINICKI, her .....

..... *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Crieve Hall Estates, Section 5, as of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 348 fronts 90 feet on the easterly margin of Timberhill Drive and extends back 218.6 feet on the northerly line and 213.0 feet on the southerly line to a line in the rear measuring 110 feet thereon.

Being the same property conveyed to Georgia B. Bird by deed from Oscar Daniel Guthrie, Jr. and wife, Anne G. Guthrie of record in Book 4353, page 254, 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 $ 17,950.00

Subscribed and sworn to before me, this the 23rd day of April, 1970

Affiant Georgia B. Bird

My commission expires: 11/25/71 (Affix Seal)

Notary Public W. Wayne Hedges

This unimproved (improved) property, known as 5012 TIMBERHILL DRIVE, NASHVILLE, TENNESSEE
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....
BETTY BIRD WINICKI, her .....

..... *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* BETTY BIRD WINICKI, her .....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23rd *day of* April, 1970 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Georgia B. Bird
GEORGIA B. BIRD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. Wayne Hurley *, a Notary Public in and for said County and State,* GEORGIA B. BIRD

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

Witness my hand and official seal at NASHVILLE *Tennessee, this* 30th *day of* April *, 19*70

W. Wayne Hurley *Notary Public*

Commission expires 4/25/71

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.....

Prepared by: Gayle D. Pride
Unicom Trust Bldg
Mask. Tenn

WARRANTY DEED

FROM

GEORGIA B. BIRD

TO

BETTY BIRD WINICKI

MAY-4 70	CONV	17,950.00				
MAY-4 70 S'TAX			A*	46.54		
MAY-4 70 PR'FEE			A*	.50		
MAY-4 70	W'DEED		A*	3.00	*	50.04

A 76341

IDENTIF. REFERENCE

MAY 4 3 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE