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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Winfrey	The Kissell Company	15D 36360
(NAME)	(NAME)	
2002 Riverwood Drive	30 WARDER STREET	73-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	SPRINGFIELD, OHIO 45501	67
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jerry R. Brown et ux Brenda D. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Lee Winfrey et ux Deborah Law Winfrey

HEREINAFTER CALLED THE GRANTEES, 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. 16 on the Plan of Happy Valley, Section "A", not of record, according to a survey made by John Kohl, Surveyor, dated June 30, 1977, as follows+

BEGINNING on the southerly margin of Riverwood Drive(formerly Williams Ferry Road), at the point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, southwardly 170.5 feet to a point; thence eastwardly 75 feet to a point; thence with the line between Lots Nos. 16 and 17; northwardly 172.5 feet to the southerly margin of Riverwood Drive; thence with said Drive; westwardly 75 feet to the beginning.
BEING the same property conveyed to Jerry R. Brown et ux Brenda D. Brown by deed from Karen Lee Carlino, of record in Book 4667, page 368, said Register's Office.

Subject to easement of record in Book 4154, page 164, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2002 Riverwood Drive (House Number) (Street) Nashville, Tn. 37216 (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 do covenant with the said GRANTEES 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, unless otherwise herein set out; and we 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 our hand s this 3RD day of AUGUST, 1977

Jerry R. Brown

Brenda D. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Brown et ux Brenda D. Brown

the bargainor**s**, 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 3RD day of AUGUST 197

Commission expires Nov 12 1978

William B. Gregory
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) 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 _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

E 19669

WARRANTY DEED

FROM
Jerry R. Brown

TO
Richard Lee Winfrey

IDENTIF. REFERENCE

AUG 10 12 29 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 10 77	CONV	27,000.00			
AUG 10 77	S'TAX		B*	70.20	
AUG 10 77	PR'FEE		B*	.50	
AUG 10 77	W'DEED		B*	4.00	* 74.70