File Box 3

BOOK 5185 PAGE 155

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Joseph G. Winters

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, A.D. 1977

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Winters (NAME)	Mortgage Corporation of the South (NAME)	MAP 148-1
278 Lebon Road (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	PARCEL 176
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	5DU-06683

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, Jo Anne Pembleton and Minnie L. Bowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph G. Winters and wife Ava W. Winters

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. 403, on the plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joanne Pembleton and Minnie L. Bowden, by deed from Richard A. Matlock et ux. Rachel A. Matlock, as of record in Book 4416, Page 163, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4213, Page 155, Register's Office for said County.

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

This is unimproved ( ) improved (XX) property, known as 278 Lebon Road (House Number) (Street) Nashville, TN 37211 (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 11TH day of AUGUST, 19 77

Jo Anne Pembleton Jo Anne Pembleton

Minnie L. Bowden Minnie L. Bowden

STATE OF TENNESSEE
Davidson County

BOOK 5185 PAGE 156

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Anne Pembleton and Minnie L. Bowden ☆ 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 11TH day of AUGUST, 19 77.

Commission expires 2-23-80

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

WARRANTY DEED

FROM
Jo Anne Pembleton

TO
Joseph G. Winters

E 20906

IDENTIF. REFERENCE

AUG 17 1 44 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Edward Sridan
Attorney-at-Law
1102 KLETT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG 17 77 CONV 43,500.00
AUG 17 77 S'TAX B* 113.10
AUG 17 77 PR'FEE B* .50
AUG 17 77 W'DEED B* 4.00 * 117.60

F.C. Bk 3