This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5211 PAGE 576

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hilary E. Winters et ux	Same	MAP - 69-16
(NAME) 1607 Elizabeth Road Bordeaux	(NAME)	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37218	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Hilary E. Winters and wife, Catherine R. Winters and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, W. W. Smith and wife, Joyce Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said Hilary E. Winters and wife, Catherine R. Winters, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 8 on the Map of J. J. Holzapfel's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows: Beginning on the northerly margin of Elizabeth Street at the southeast corner of the property conveyed to Raymond Johnson and wife, by deed from J. J. Holzapfel and wife, of record in Book 1809, page 557, said Register's Office, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots northwardly 156.15 feet to the southerly line of the R. Walter Cundall property; thence with said line, eastwardly 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with same westwardly 100 feet to the beginning.

Being the same property conveyed to W. W. Smith and wife, Joyce Smith, by deed from John J. Nanni and wife, Marcella D. Nanni and Joseph F. Schipani, and wife, Mattie P. Schipani, of record in Book 5104, page 14, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 19th day of October 1977

Affiant Hilary E Winters

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensey

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as ..... (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 Hilary E. Winters and wife, Catherine R. Winters, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hilary E. Winters and wife, Catherine R. Winters, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* October, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. W. Smith

Joyce Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* W. W. Smith and wife, Joyce Smith

the within named 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* 19th *day of* October, *19* 77

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MARY ENSEY

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 .....

WARRANTY DEED

FROM
W. W. Smith et ux
TO
Hilary E. Winters et ux

E 31825

IDENTIF. REFERENCE

Oct 19 10 22 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 19 77	CONV	12,000.00				
OCT 19 77	S'TAX		B*	31.20		
OCT 19 77	PR'FEE		B*	.50		
OCT 19 77	W'DEED		B*	4.00	*	35.70

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238