Prepared by
Stafford Riggs
Home Fed Bldg

BOOK 5332 PAGE 138

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip A. Willard and (NAME)	Home Federal Savings & Loan (NAME)	91-16
Stafford D. Winnard	230 4th Ave N	021.00
4505 Charlotte Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37209 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100 ($10.00)-------

Dollars,

and the assumption of a loan payable to Home Federal Savings and Loan Association, secured by duly recorded Deed of Trust

DR. CARMAN HOLMES WINNARD

have this day bargained and sold, and do hereby transfer and convey unto the said

PHILLIP A. WINNARD AND STAFFORD D. WINNARD, THEIR

(successors), heirs and assigns,

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

A certain lot or parcel of land situated, lying and being in the West Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning on the southerly margin of Charlotte Avenue at a point 135 feet east of the easterly margin of 46th Avenue, North, formerly 5th Street, as shown on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County; thence with the southerly margin of Charlotte Avenue, eastwardly 67 1/2 feet to the northwest corner of the property conveyed to Mrs. Allen O. Burkitt by deed from W. L. Sadler of record in Book 971, page 161, said Register's Office; thence with said Burkitt's westerly line, southwardly 150 feet; thence at right angles, westwardly 67 1/2 feet; thence at right angles northwardly 150 feet to the beginning.

Being the same property vested in Dr. Carman Holmes Winnard by decree in the Chancery Court for Davidson County, Tennessee, of record in Minute Book 4, page 548; and recorded in the Register's Office for Davidson County, Tennessee, in Book 5269, page 427.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 30th day of August

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 4505 Charlotte Avenue, 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

PHILLIP A. WINNARD AND STAFFORD D. WINNARD, THEIR

(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.* except by 1978 taxes, Deed of Trust payable to Home Federal

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* PHILLIP A. WINNARD AND STAFFORD D. WINNARD their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 30th *day of* August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dr. Carman Holmes Winnard

Dr. Carman Holmes Winnard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carmen Hall Perry Edmund, *a Notary Public in and for said County and State,* Carmen Holmes Edmund

the within named 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 Nashville *Tennessee, this* 30th *day of* August, *19*78.

Carl Perry *Notary Public*

Commission expires 2/23/81

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 .....

AUG 31 78	CONV	89,000.00			
AUG 31 78	S'TAX		B*	231.40	
AUG 31 78	PR'FEE		B*	.50	
AUG 31 78	W'DEED		B*	4.00	* 235.90

WARRANTY DEED

FROM Carmen Holmes Edmund

TO Phillip A. Wiseman Jr. and Shifford O. Wiseman

E86128

IDENTIF. REFERENCE

AUG 31 9 06 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Pat & Carl