File Box 43

FORM NO. WD-1

BOOK 6324 PAGE 954

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Marvin L Winnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: 12-9-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., P. O. BOX 3428, NASHVILLE, TENNESSEE 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin L. Winnett et ux (NAME)	SAME (NAME)	11D-44325 52-3-40 11D-44450 52-3-41 11D-44455 52-3-42 11D-44460 52-3-43
1040 Westchester Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115 (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, JAMES L. WADE (Being one and the same as JAMES LaFAYETTE WADE) and wife, PEGGY WINTERS WADE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN L. WINNETT and wife, MARILYN L. WINNETT

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:

TRACT I: LAND in Davidson County, Tennessee, BEING Lots 44, 45, and 46 on the unrecorded Plan of East Madison Addition described according to a survey made by T. W. Briley County Surveyor for Sumner County, Tennessee, October 7, 1937, as follows:

BEGINNING at the northeast corner of Kinsey Hwy. and Ward Hwy., thence with the easterly margin of Kinsey Hwy. northwestwardly 150 feet to the corner of Lots 46 and 47, thence, with the line between said two lots, eastwardly 150 feet to the corner of Lots 46,47,90 and 91; thence, with the westerly line of Lots 91,92,93 southwardly 150 feet to the northerly margin of Ward Highway; thence, with the same westwardly 150 feet to the beginning.

BEING the same property conveyed to S. L. Wade and wife, Grace Wade by deed from William J. Allen, Trustee, of record in Book 1852, Page 611, Register's Office for Davidson County, Tennessee. The said S. L. Wade and Grace Wade having since died, S. L. Wade having predeceased the said Grace Wade and title vested in James L. Wade (Being one and the same as James LaFayette Wade) as the only surviving heir of the said Grace Wade.

TRACT II: LAND in Davidson County, Tennessee, BEING Lots Nos. 91, 92 and 93 on the Plan of East Madison Addition, a Subdivision of the northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937, as follows:

BEGINNING on the westerly margin of Ward Highway, at a point 1038 feet south of the southerly margin of New Providence Pass, being the corner of Lots Nos. 90 and 91; thence, with the westerly margin of said Highway, southwardly 143 feet 10 inches to the northerly margin of said Highway; thence, with the same, westwardly 150 feet to the southeast corner of Lot No. 44; thence, with the easterly line of Lots Nos. 44, 45 and 46, northwardly 150 feet to the corner of Lots Nos. 90 and 91, thence, with the line between said two lots, eastwardly 150 feet to the beginning. Continued.....

unimproved (X) Lots 91, 92, and 93 Ward Highway Nashville, TN (Tract II)
This is improved (X) property, known as 441 Kinsey Blvd. Nashville, TN (Tract I)
(House Number) (Street) (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 14 day of June, 1984

x Peggy Winters Wade x James L. Wade
Peggy Winters Wade James L. Wade

Peggy Winters Wade, wife of the above named James L. Wade, joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

CHECK 06/27 13.70-

3433

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 James L. Wade (Being one and the same as James LaFayette Wade) and his wife, Peggy Winters Wade

the bargainors, 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 14 day of June 1984.

Commission expires 12-13-86

Bill Hall
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM
James L. Wade et ux

Peggy Winters Wade

TO
Marvin L. Winnett et ux

Marilyn L. Winnett

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DERIVATION CLAUSE, Continued from Page 1
for Tract II:

BEING the same property conveyed to Samuel L. Wade and wife, Grace A. Wade by deed from Ollie W. Bradley, unmarried, of record in Book 2200, Page 551, Register's Office for Davidson County, Tennessee. The said Samuel L. Wade and wife, Grace A. Wade having since died, with Samuel L. Wade predeceasing the said Grace A. Wade. Title now is vested in James L. Wade (Being one and the same as James LaFayette Wade) as the only surviving heir of the said Samuel L. Wade who died on the 19th day of July, 1971 and the said Grace A. Wade, who died on the 8th day of April, 1974.

131962

IDENTIF. REFERENCE

JUN 27 10 02 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

MAIL BACK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22000.00-	CAMT.
			57.20	CSTAX
			.50	PRFEE
			0.00	WDEED
				CHECK 63.70-
			8433A06/27/64	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 9 6 2

IDENTIF. REFERENCE

JUN 27 10 02 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 0047640