WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME)	Mr. & Mrs. G. C. Winters (NAME)	25-12
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 472 (STREET ADDRESS)	Part 15
(CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

THIS DEED OF CONVEYANCE, executed and delivered by G. C. WINTERS and wife, FRANCES O. M. WINTERS, hereinafter called the Grantors, to TONY BROOKS WINTERS and JAMES MATTHEWS WINTERS, hereinafter called the Grantees;

BK 6894 PG 627

WITNESSETH: That, for the consideration of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey to Tony Brooks Winters, an undivided one-half (1/2) interest, heirs and assigns, and to James Matthews Winters, an undivided one-half (1/2) interest, heirs and assigns, subject to the reservation of a life estate in the entire premises to the Grantors, G. C. Winters and wife, Frances O. M. Winters, hereinafter set out, a certain tract or parcel of real estate situate in Davidson County, Tennessee, and described as follows, to-wit:

The Grantors, G. C. Winters and wife, Frances O. M. Winters, reserve for themselves, or the survivor of the two, a life estate in and to the entire premises hereinafter described, for and during the period of their natural lives.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark Place, Block "A", of record in Book 1835, page 78, Register's Office for said County, as follows:

BEGINNING at a point in the east margin of Dicker-Pike at the corner of Lots No. 3 and 4, thence with the line between said lots, easterly 173.4 feet to a point, thence southeasterly 104.4 feet to a point in the north margin of Cima Drive, thence with the margin of the same, southwesterly around a curve 80.52 feet to a point, continuing with the margin of the same, westerly 115 feet to the beginning of a curve, thence around said curve, northwesterly 39.27 feet to the east margin

This instrument was prepared by
S. L. SWANN
ATTORNEY AT LAW
Springfield, Tennessee
S. L. Swann

of Dickerson Pike; thence with the margin of the same, northerly 85 feet to the point of beginning, and being the same property conveyed to G. C. Winters and wife, Frances O. M. Winters, by George E. McIntyre and wife, Isabella S. McIntyre, in a deed of record in Book 2697, page 205, Register's Office for Davidson County, Tennessee.

RESTRICTIONS: Restrictions and easement of record in Book 2014, page 185 and Book 1835, page 78, applies to above described property.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, to the said Grantees, heirs and assigns, forever. The Grantors covenant with the said Grantees, heirs and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered, except for the life estate heretofore mentioned, and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of August, 1985, at Springfield, Tennessee.

G C Winters
G. C. WINTERS

Frances O. M. Winters
FRANCES O. M. WINTERS

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. C. WINTERS and wife, FRANCES O. M. WINTERS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office, this the 30th day of August 1985, at Springfield, Tennessee.

BOOK 664 PAGE 629

Shirley P. Stephenson
NOTARY PUBLIC

My commission expires: 12-6-87 .

STATE OF TENNESSEE

DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $12,950.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Frances O. M. Winters
AFFIANT

Sworn to and subscribed before me, this 30th day of August, 1985.

B. Edward - Dep. Reg.
REGISTER

32979

IDENTIFICATION REFERENCE

AUG 30 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6644 PAGE 630

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12950.00- CONT.
33.54 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 43.04-
2752A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32979

IDENTIFICATION REFERENCE

AUG 30 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168593