THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys at Law
177 East Main Street, Hendersonville, TN 37075

mail

WARRANTY DEED

BOOK 6738 PAGE 684

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
DARRELL M. MAGGARD and wife, BONNIE J. MAGGARD; and EDWIN H. WINDHORN and wife, EDNA J. WINDHORN 207 Cumberland Trace Nashville, Tennessee 37214	SAME	Map 73-16-A Parcel 207

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAN HOWARD, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said DARRELL M. MAGGARD and wife, BONNIE J. MAGGARD; and EDWIN H. WINDHORN and wife, EDNA J. WINDHORN, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Unit No. 207 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

BEING the same property conveyed to Jan Howard by deed from Cumberland Trace Partnership, of record in Book 6298, page 499, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for The Cumberland Trace Homeowners' Association, of record in Book 6218, page 528, and its attendant By-Laws, in said Register's Office.

GRANTOR WARRANTS THAT THE ABOVE PROPERTY IS FREE AND UNENCUMBERED EXCEPT AS FOLLOWS:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. Reservation in Deed of record in Book 635, page 618, of record in said Register's Office, "Grantor reserves the right to use water from spring located on land with right of Ingress and Egress from said spring but the entrance and exit from the land shall be confined to some point along the aforesaid public road. This applies to the spring adjacent to the northwesterly corner of the frontage on Stones River Road.

3. Survey by Steven W. Harrison, dated October 5, 1979, shows a power line crossing the premises from south or north approximately 300 feet east of the west line of the premises.

4. Title to that portion of the premises embraced within the bounds of any roadways.

5. Easement recorded in Book 4373, page 83, said Register's Office, to Metropolitan Government of Nashville and Davidson County, Tennessee.

6. Easement for a 20 foot roadway as recorded in Book 1878, page 164, and Book 2753, page 60, and having the benefit of said easement as recorded in Book 1878, page 164, said Register's Office.

7. Easement and right to flood given by Katherine Williams to the United States of America as may be necessary as a result of the operation and maintenance of the Cheatham Lock and Dam project on the Cumberland River, in instrument of record in Book 2203, page 189, Register's Office for Davidson County, Tennessee.

8. Reservation of the right to draw water from a well located on said property of record in Book 3571, page 194, said Register's Office.

9. Natural flow of the Cumberland River.

10. A. H. Roberts and wife, conveyed to Mrs. Paul Capps by instrument of record in Book 1126, page 461, Register's Office for Davidson County, Tennessee, an easement from the land of said Mrs. Capps, containing 10 acres, said easement being 10 feet wide, across the land of said A. H. Roberts, to a well, with rights of securing water, said well being located about 150 feet from Mrs. Capps' residence.

11. A. H. Roberts conveyed to Mrs. Hattie Smith Roberts and her son, William A. Roberts, the right to use the spring on said Roberts land about 60 feet northwest of the corner of the 2.75 acre tract, as set forth in the deed in Book 1422, page 179, said Register's Office also the right to use water from a well near the east part of said tract, with right of ingress and egress thereto.

12. An easement granted United States of America in connection with the Cheatham Lock and Dam Project on Cumberland River, of record in Book 2281, page 177, said Register's Office, being known as Tract No. S-1901-E.

13. The following easement was reserved to Grady Campbell and wife, Neva Campbell, in the deed to Donald L. Traughber, of record in Book 4215, page 423, said Register's Office: "Grantors reserve to themselves their heirs and assigns an easement across premises to Cumberland River.

14. Easement and use rights for ingress and egress cultivation, and for sewer lines, taps and connections granted by Cumberland Trace Partnership to Mrs. Claude Nicks and reserved by her in the Deed and Easement of record in Book 6113, page 475, said Register's Office.

15. Easements, right of ways and hereditaments shown in the Plan of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee.

16. Declaration of Covenants, Conditions, and Restrictions of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee.

17. Dedication of Common Area to Cumberland Trace Homeowners' Association of record in Book 6218, page 525.

This is improved property, known as: 207 Cumberland Trace, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, 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 as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 4th day of December, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jan Howard

JAN HOWARD

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 80,500.00 .

Jan Howard
AFFIANT

Subscribed and sworn to before me, this 4th day of December, 1985.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN HOWARD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 4th day of December, 1985.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

WARRANTY DEED

BOOK 6738 PAGE 687

FROM:

JAN HOWARD

TO:

DARRELL M. MAGGARD, ET UX,
BONNIE J. MAGGARD; and
EDWIN H. WINDHORN, ET UX,
EDNA J. WINDHORN

LAW OFFICES OF
BUCHANAN, EDWARDS & DETRING
177 East Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

6.2071.

IDENTIFICATION REFERENCE

Dec 18 8 52 AM '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 6738 PAGE 688

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

BOOK 0- CAPT.
203.30 CSTAX
.50 PRFEE
12.00 MORTG
CHECK 201.30-
7912A12/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6207 I.

IDENTIFICATION REFERENCE

Dec 18 8 52 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202557