BOOK 7120 PAGE 320

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frank L. Winfrey 1019 West Due West Madison, Tn. 37115	SAME AS NEW OWNER MORTGAGEE: Bank of Goodlettsville	Map 51-1 Parcel 37 11D-06015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, HELEN A. HEITGERD, a single woman, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said FRANK L. WINFREY and wife, RUBY G. WINFREY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 67 on the Map of the Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a survey thereof made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Said Lot No. 67 fronts 100 feet on the southerly side of Due West Avenue and runs back 501.8 feet on the westerly line, being a broken line, and 500 feet on the easterly line to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Helen A. Heitgerd by deed from John H. Hyder, Sr. and wife, Tawanda J. Hyder by deed or record in Book 6147, page 973, Register's Office, Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1987 taxes, a lien, prorated between the parties and assumed in full by the Grantees.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 23rd day of January, 1987.

Helen A. Heitgerd
HELEN A. HEITGERD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal, this the 23rd day of January, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Frank L Winfrey
Affiant

Sworn to and subscribed before me, this the 26th day of January, 1987.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

MAIL ENVL

JAN 29 9 04 AM '87

FELIX E. WILSON, II REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

88049

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

35000.00- CAMT.-
90.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
407A01/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88049

IDENTIFICATION REFERENCE

JAN 29 9 04 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No39572