THIS INSTRUMENT PREPARED BY
H. SCOTT WILLIAMS
18th Floor, First American Center
Nashville, Tennessee 37238

BOOK 7237 PAGE 371

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Malcolm S. Pilkinton 701 Rosebank Avenue Nashville, Tennessee 37206	Same	Map: 51-6 Par: 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $57,500.00.

M. S. Pilkinton
Affiant

SUSCRIBED AND SWORN to before me this 14th day of May, 1987.

Robert M. Hill
Notary Public

My Commission Expires:

Jan 22 1989

FOR AND IN CONSIDERATION of the sum of Fifty-Seven Thousand, Five Hundred and no/100 ($57,500.00), the receipt of which is acknowledged, I, WILLIAM H. WINKLER, JR., have this day bargained and sold and do hereby transfer and convey unto Malcolm S. Pilkinton, a widower, the GRANTEE herein, his successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oakland Acres, Section 3, of record in Plan Book 2133, page 34, Register's Office for Davidson County, described according to a survey made by W. W. Turner, County Engineers, October 15, 1952.

Said Lot No. 24 fronts 121.9 feet on the easterly side of Graycroft Avenue and runs back between lines, 312.2 on the northerly side and 324.5 feet on the southerly side, to a line in the rear on which it measures 160 feet thereon.

Being the same property conveyed to W. H. Winkler, and wife, Gertrude H. Winkler by deed from J. R. Spears and wife, Vasher B. Spears of record in Book 2549, page 375, Register's Office for Davidson County, Tennessee. W. H. Winkler died on March 14, 1974, a resident of Davidson County, Tennessee, and his surviving wife, Gertrude H. Winkler, the surviving tenant by the entirety, died intestate on September 27, 1981, also a

resident of Davidson County, Tennessee. William H. Winkler, Jr., the GRANTOR herein, is the sole heir of Gertrude H. Winkler, and conveys this property as such.

Title to the aforedescribed real property is vested in William H. Winkler, Jr. Anne M. Winkler, wife of William H. Winkler, Jr., for the consideration herein expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which she has or hereafter may acquire by virtue of her marriage, but the said Anne M. Winkler does not join in the covenants and warranties of this indenture.

This conveyance is subject to:

1. The Plan of record in Book 2133, page 34, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Graycroft Drive, and a 10 foot easement for public utility and drainage purposes along the rear of said lot. And a 5 x 20 foot utility anchor easement located on the southwest corner of said lot.

This property is improved property known as 1207 South Graycroft Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons, except as noted above.

WITNESS my hand this 14 day of May, 1987.

William H. Winkler, Jr.
WILLIAM H. WINKLER, JR.

Anne M. Winkler
ANNE M. WINKLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Loffi, a Notary Public, within and for the State and County aforesaid, WILLIAM H. WINKLER, JR., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of May, 1987.

Robert M Loffi
Notary Public

My Commission Expires:
Jan 22 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Loffi, a Notary Public, within and for the State and County aforesaid, ANNE M. WINKLER, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and offical seal at Nashville, Tennessee, this 14 day of May, 1987.

Robert M Loffi
Notary Public

My Commission Expires:
Jan 22 1989

2.6 1.5 6

IDENTIFICATION REFERENCE

MAY 15 9 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 374

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

57500.00- CAMT.
161.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 170.50-
7478A 05/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 1: 5 6

IDENTIFI REFERENCE

MAY 15 9 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82013