THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7363 PAGE 627

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Crystal Brown (NAME) | Sterling Savings & Loan (NAME) | Map 98-5 |
| 5306 Hunters Point Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 33463 (STREET ADDRESS) | Parcel 140 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Detroit, MI 48232-5463 (CITY) (STATE) (ZIP) | FB #4D 90834 |

* FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND NINE HUNDRED FORTY THREE AND 38/100 ($56,943.38)---------- Dollars,

SEP 28 10 02 AM '87 DAVIDSON COUNTY, TN. IDENTIFICATION REFERENCE 69021

Elaine T. Wingerter, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Crystal Brown, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 41 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

BEING the same property conveyed to Marvin E. Wingerter and wife, Elaine T. Wingerter, by deed from George Margrave and Sharmin J. Margrave of record in Book 6301, page 739, said Register's Office; the said Marvin E. Wingerter having since died.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation of record in Book 6501, page 890, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,943.38

Subscribed and sworn to before me this the 25th day of September 19 87

Affiant

My commission expires 3/11/90 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5306 Hunters Point Court, Hermitage, TN 37076
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our 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

Whenever 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 hands this 25th day of September 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Crystal Brown
Crystal Brown, Grantee

Elaine T. Wingerter
Elaine T. Wingerter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* Elaine T. Wingerter

*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 official seal at* Nashville, Tennessee
*this* 25th *day of* September, 19 87

Mitchell A. Watts
*Notary Public*

*Commission expires* 3/11/90

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* ____, *a Notary Public of the State and County aforesaid, personally appeared* ____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* ____ *self to be* ____ *of the* ____ *the within named bargainor, a corporation, and that* ____ *he as such* ____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ____ *self as* ____

*Witness my hand and seal, at office in* ____
*this* ____ *day of* ____, 19 ____

____
*Notary Public*

*Commission expires* ____

**WARRANTY DEED**

FROM

Elaine T. Wingerter

TO

Crystal Brown

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

RECEIVED OF _____

FOR _____

BOOK 7363 PAGE 629

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

56943.30- CAMT.
159.32 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 165.82-
6982A09/28/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 2 1.

IDENTIFICATION REFERENCE

SEP 28 10 02 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20554