BOOK 7381 PAGE 598

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 1987

Notary Public

MY COMMISSION EXPIRES: June 21, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (mortgagee)	MAP-PARCEL NUMBERS
Paul M. Winters (NAME)	Leader Federal Mortgage, Inc. (NAME)	119-14-72
2922 Simmons Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Angela Maria (Mirro) Shaia, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Winters and wife, Connie F. Winters

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 33 of Block "D" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the easterly margin of Simmons Avenue at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, eastwardly 140 feet to the norhtwest corner of the property conveyed to O. G. Hartman and wife, by deed from W. C. Waggoner, Jr. and wife, of record in Book 1786, page 137, Register's Office for said County; thence with the westerly line of said Hartman property southwardly 109 feet to the northerly margin of East Timmons Avenue; thence with said Avenue westwardly 91.1 feet to the beginning of a curve; thence around said curve with a radius of 50 feet northwestwardly 77.4 feet to the easterly margin of Simmons Avenue; thence with said Avenue northwardly 60.1 feet to the beginning.

Being the same property conveyed to Joseph A. Shaia and wife, Angela M. Shaia by deed of record in Book 4877, page 90, Register's Office for Davidson County, Tennessee, and to Angela Maria (Mirro) Shaia by Divorce Decree of record in Book 5939, page 577, Register's Office for Davidson County, Tennessee.

The said Angela Maria (Mirro) Shaia and Angela M. Shaia being one and the same person.

This is unimproved ( ) improved (XX) property, known as 2922 Simmons Avenue, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever 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 her hand this 14th day of October, 19 87

Angela Maria (Mirro) Shaia

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Angela Maria (Mirro) Shaia, unmarried

the 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 14th day of October, 19 87.

Commission expires June 5, 1989

Larry N. Westbrook
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Angela Maria (Mirro) Shaia, unmarried

TO
Paul M. Winters

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

IDENTIFICATION REFERENCE

7509

FILED
Oct 19 12 54 PM '87
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 600

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
			610000.00- CAMT.	
			170.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 177.30-	
4143A	10/19/87	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2 0.9

IDENTIFICATION REFERENCE

OCT 19 12 55 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27556