FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 19 87

Notary Public

MY COMMISSION EXPIRES 5-8-91
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgage Company) | MAP-PARCEL NUMBERS |
|---|---|---|
| Judy D. Dean | First Wachovia Mortgage Co. | MAP 148-12 |
| (NAME) | (NAME) | |
| 4708 Miners Cove | P. O. Box 3174 | PARCEL 238 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Winston Salem, NC 27102 | 2DU-68963 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, John Winkowski and wife, Patricia Winkowski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy D. Dean, Unmarried

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.

Being Lot No. 177, Section Four, Terragon Trails of record in Plat Book 5050, Page 57, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to John Winkowski and wife, Patricia Winkowski, by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5256, Page 231, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5146, Page 680, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Commerce Union Bank dated February 27, 1978, with an approximate unpaid principal balance of $25,200.77, of record in Book 5258, Page 233, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

7957.8

IDENTIFICATION REFERENCE

Nov 4 8 15 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4708 Miners Cove, Antioch, TN 37013
(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 our hand s this 30th day of October, 19 87

John Winkowski

Patricia Winkowski

BOOK 7395 PAGE 15

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 John Winkowski and wife, Patricia Winkowski

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 19[illegible].

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / himself / their several oaths / themselves) acknowledged (he / they) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute 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**

John Winkowski and wife, Patricia Winkowski

**TO**

Judy D. Dean

**RETURN TO:**

**CUMBERLAND TITLE COMPANY**
1187 Vultee Boulevard
Nashville, Tennessee 37217

**EDWARD SEDDON**
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

THIS INSTRUMENT PREPARED BY:

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 16

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 56000.00- | CAM . |
| | | | 156.60 | CSTAX |
| | | | .50 | PRFEE |
| | | | 0.00 | MDEED |
| | | | 163.30- | CHECK |
| | | | .00 | CASH |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7957.8

IDENTIFICATION REFERENCE

NOV 4 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32467