This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

mail

BOOK 7636 PAGE 308

ADDRESS NEW OWNER:
JOHN L. WINKLER and wife, NANCY WINKLER
504 Lawrence Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To New Owners

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, Tennessee 37138

MAP AND PARCEL:
Map 44-11
Parcel 97.00
FBN 04D-42745

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ROGER PHILLIPS CARVER, KENNETH R. CARVER and CHARLES N. CARVER**, heirs at law of Elgin Carver, Deceased, and **ROGER PHILLIPS CARVER, EXECUTOR** of the Estate of Elgin Carver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN L. WINKLER and wife, NANCY WINKLER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Old Hickory, Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 102, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County; fronting 59 feet on Lawrence Street, and containing 0.12 acres, more or less.

Being the same property conveyed to Elgin Carver and wife, Lera McCauley Carver by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, dated September 28, 1948, as of record in Book 1646, page 430, Register's Office for Davidson County, Tennessee. The said Lera McCauley Carver predeceased Elgin Carver on January 31, 1983. The said Elgin Carver died testate on August 26, 1986, leaving Last Will and Testament admitted to Probate under Docket Number 78739 in the Probate Court for Davidson County, Tennessee. Grantors herein are all of the named beneficiaries, the heirs at law and the Executor of the Estate of the said Elgin Carver, deceased.

This is improved property known as 504 Lawrence Street, Old Hickory, Tennessee 37138.

0998 03/26 0101 03CHECK 144.00

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 1424, page 68, said Register's Office, including a 10 foot easement for public utilities and drainage along the rear line of the lot.

Real property taxes for 1988 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JOHN L. WINKLER and wife, NANCY WINKLER**, their heirs and assigns, forever; and we, **ROGER PHILLIPS CARVER, KENNETH R. CARVER and CHARLES N. CARVER**, heirs at law of Elgin Carver, Deceased, and **ROGER PHILLIPS CARVER, EXECUTOR** of the Estate of Elgin Carver, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11 day of August, 1988.

Roger Phillips Carver
ROGER PHILLIPS CARVER

Kenneth R. Carver
KENNETH R. CARVER

Charles N. Carver
CHARLES N. CARVER

Roger Phillips Carver, Executor
ROGER PHILLIPS CARVER,
EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ROGER PHILLIPS CARVER, KENNETH R. CARVER and CHARLES N. CARVER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal in the City of Old Hickory, State of Tennessee, this the 11 day of August, 1988.

Phyllis A Williams
NOTARY PUBLIC

My Commission Expires Nov. 12, 1990

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 7636 PAGE 310

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ROGER PHILLIPS CARVER, EXECUTOR** of the Estate of Elgin Carver, Deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal in the City of Old Hickory, State of Tennessee, this the 11 day of August, 1988.

Phyllis A Williams
NOTARY PUBLIC

My Commission Expires Nov. 12, 1990

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $41,000.00.

Roger P. Carver
AFFIANT

Subscribed and sworn to before me
this 22 day of August, 1988.

NOTARY PUBLIC
My Commission Expires: 4-2-89

FILED
Aug 26 9 52 AM '88
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

62107

Maximum Principal Indebtedness for Tennessee

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE - 311

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

CAMT	41000.00
CON TX	135.30
PRFEE	0.50
WDEED	9.00
TOTAL	144.80
CHECK	144.80

08/26/00 01 08:56 0001 0998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6210 7.

IDENTIFT REFERENCE

Aug 26 9 52 AM '00

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 127505