Box 37
LH

BOOK 7686 PAGE 380

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Eugenia C. Winwood		Same
1865 Laurel Ridge Drive	145-10-43	
Nashville, TN	145-10-72	

This instrument prepared by: Boult, Cummings, Conners & Berry (lbl)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mary R. Zelenik, a widow, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Eugenia C. Winwood (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the"Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. A lien for any real estate taxes not yet due but payable.

2. Rights of others to the use of the joint driveway and private roadway as set out in deed of record in Book 4313, page 793, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3675, page 416; as amended in Book 3679, page 81, said Register's Office.

4. All matters on the Plans of record in Book 3500, page 71, and Book 5210, page 8, said Register's Office.

5. All applicable subdivision laws and regulations.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Bonnie J. Maxwell
Affiant

Subscribed and sworn to before me this 25th day of October, 1988.

Loretta B. Lane
Notary Public
My Commission Expires: 5/16/1991

LORETTA B. LANE NOTARY PUBLIC COUNTY

This is improved property, known as 1865 Laurel Ridge Drive and 1245 Mary Helen Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs, representatives and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25 day of October, 1988.

Mary R. Zelenik

Mary R. Zelenik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Mary R. Zelenik, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 1988.

Loretta B. Lane

Notary Public
My Commission Expires: 5/18/1991

EXHIBIT "A"

DESCRIPTION:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brigid Ann Heights, Section Three (Revised), of record in Book 5210, page 8, Register's Office for said County, to which plan reference is hereby made for a more accurate description of said lot.

BEING part of the same property conveyed to John S. Zelenik and wife, Mary R. Zelenik, by deed from Alfred D. Sharp, Jr., and wife, Katherine S. Sharp, of record in Book 4814, page 808, and all the property by deed from Alfred D. Sharp Jr., and wife, Katherine S. Sharp, of record in Book 5173, page 386, Register's Office for Davidson County, Tennessee. The said John S. Zelenik having since died.

TRACT II:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, lying west of, but not adjacent to Granny White Pike, about 7 miles from Nashville and being part of a 52 Acre Tract conveyed to Hiram Overton, by John F. Welch et al, by deed of record in Book 449, page 441, Register's Office for said County, and later by partition deed between Frank Overton and others, passing to John Overton, by deed of record in Book 565, page 144, said Register's Office; and described according to a copy thereof made by Stephen A. Draper, Dec. 29, 1954, as follows:

THE beginning point of said tract being located as follows: BEGINNING at a point in the westerly margin of Granny White Pike, the north line of the land of Hirsig; thence north 85 deg. 45' West 1397.3 feet to a point, being the point of beginning; thence from the point of beginning and along Hirsig's line, North 85 deg. 45' West 563 feet to a point; thence North 11 deg. 30' east 363 feet to a point; thence South 68 deg. East 236 feet to a point, being 10 feet south of the hickory; thence South 65 deg. 30' East 442.2 feet to a point; thence South 8 deg. East 20 feet to a point; thence South 71 deg. West 122.5 feet to a point; thence South 17 deg. west 67 feet to the point of beginning.

TOGETHER with the joint right to the use of a driveway lying along the north line and the east line of the land in question, and along the line of the land formerly owned by Ewell Neil and wife, TOGETHER with the use and benefits of said private roadway, as set forth in deed and agreement between W. S. Walker and wife, and Ewell Neil and wife, to which reference is here made.

BEING the same property conveyed to John S. Zelenik and wife, Mary R. Zelenik, by deed from John J. Todd III and wife, Jean Franklin Todd, of record in Book 4313, page 793, Register's Office for Davidson County, Tennessee. The said John S. Zelenik having since died.

TRACT III:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton Jr., Registered Engineer, February 12, 1969, and revised December 26, 1969, as follows:

PARCEL ONE: Being a part of Lot 90 on the Plan of Section 4, Laurel Ridge Subdivision, as of record in Book 3500, page 71, Register's Office for said County.

BEGINNING at a point in the easterly margin of Laurel Ridge Drive, said point being southwesterly 150.35' from a concrete monument in the easterly margin of said Drive, said monument marking the northerly corner of said Lot 90, said point also being in the center of a driveway; thence, with the center of said driveway, South 22 deg. 26' 45.3" East 60.86' to a point in the easterly line of said Lot 90; thence, with said line, South 10 deg. 10' West (called South 12 deg. 00' West in a deed to Sharp of record in Book 3505, page 162, said Register's Office) 8.2' to a point; thence, along a line 5.0' from and parallel to the centerline of said driveway, North 27 deg. 23' 11.6" West 6.71' to a point and continuing 5.0' from and parallel to the centerline of said driveway North 22 deg. 26' 45.3" West 57.94'

to a point in the easterly margin of said Laurel Ridge Drive; thence, with the margin of said Drive and around a curve to the left (whose radius is 337.6') 5.92' to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

BEING a part of the same property conveyed to Kleber E. Dunklin etux Patricia D. Dunklin, by deed from Minyard D. Ingram, Jr., et ux, of record in Book 4331, page 779, Register's Office for Davidson County, Tennessee.

PARCEL TWO: BEGINNING at a point, the northerly corner of a triangular parcel conveyed to the grantors herein by Alfred D. Sharp, Jr.,etux as set out hereinbelow, said point being in the center of a driveway, and also being the same point as the terminus of the first call in Tract Three, Parcel One above; thence, with the center of said driveway, South 25 deg. 35' 12" East 114.62' to a point, the southeasterly corner of the said tract conveyed by Sharp to Dunklin, said point being in Zelenik's northerly line; thence, with Zelenki's northerly line, North 68 deg. 00' West 7.41' to a point; thence, along a line 5.0' from and parallel to the centerline of said driveway, North 25 deg. 35' 12" West 102.66' to a point in the easterly line of said Lot 90, hereinabove referred to, said point being also the terminus of the second call in Tract One, above; thence with said line, North 12 deg. 00' East (called North 10 deg. 10' East on said Plan of Laurel Ridge Subdivision) 8.2' to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

BEING the same property conveyed to John S. Zelenik and wife, Mary R. Zelenik, by deed from Kleber E. Dunklin and wife, Patricia D. Dunklin, of record in Book 4440, page 680, Register's Office for Davidson County, Tennessee. The said John S. Zelenik having since died.

TRACT IV:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Registered Engineer, February 12, 1969, and revised December 26, 1969, as follows:

PARCEL ONE: Being part of Lot 90 on the Plan of Section 4, Laurel Ridge Subdivision, as of record in Book 3500, page 71, Register's Office for said County.

BEGINNING at a point in the easterly margin of Laurel Ridge Drive, said point being southwestwardly 150.35' from a concrete monument in the easterly margin of said Drive, said monument marking the northerly corner of said Lot 90, said point being also in the center of a driveway; thence, with the center of said driveway, South 22 deg. 26' 45.3" East 60.86' to a point in the easterly line of said Lot 90; thence, with the easterly line of said Lot 90, North 10 deg. 10' East (called North 12 deg. 00' East in Sharp's deed hereinbelow set out) 9.28' to a point; thence, along a line 5.0' from and parallel to the said centerline of said driveway, north 22 deg. 26' 45.3" West 56.15' to a point in the easterly margin of said Laurel Ridge Drive; thence, with said easterly margin of said Drive and with a curve to the right (whose radius is 337.6') southwardly 5.86' to the beginning, Together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

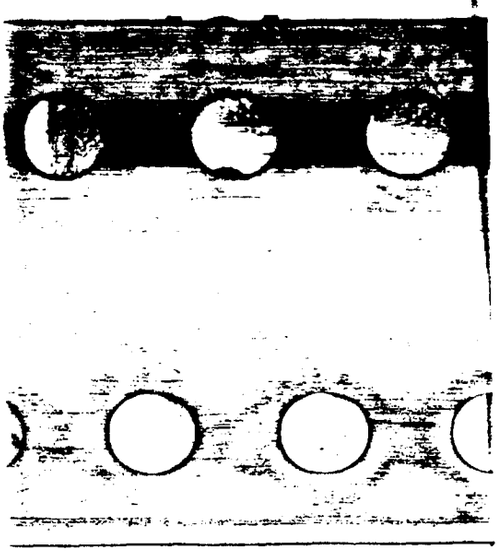
Being a part of the property conveyed to Alfred D. Sharp Jr., et ux, Katherine S. Sharp, by deed from Kleber E. Dunklin et ux, Patricia D. Dunklin, of record in Book 4440, page 677, Register's Office for Davidson County, Tennessee.

PARCEL TWO: Beginning at a point, the northerly corner of a triangular parcel conveyed by the grantors herein to Kleber E. Dunklin, et ux Patricia D. Dunklin, by deed of record in Book 4440, page 663, said Register's Office, said point being in the center of a driveway and also being the same point as the terminus of the first call in Tract Four, Parcel One above; thence, with the center of said driveway, South 25 deg. 35' 12" East 114.62' to a point, the southeasterly corner of the said tract conveyed by Sharp to Dunklin; thence, with Sharp's southerly line, Zelenik's northerly line, South 68 deg. 00' East 7.41' to a point; thence, along a line 5.0' from and parallel to the centerline of said driveway, North 25 deg. 35' 12"

West 119.87' to a point and continuing 5.0' from and parallel to said driveway centerline North 20 deg. 36' 45.7" West 7.59' to a point in Sharp's westerly line, being also the easterly line of said Lot 90, hereinabove referred to, being also the terminus of the second call of Tract One, above; thence with said line, South 12 deg. 00' West (called South 10 deg. 10' West on said Laurel Ridge Subdivision Plan) 9.28' to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

BEING the same property conveyed to John S. Zelenik and wife, Mary R. Zelenik, by deed from Alfred D. Sharp Jr., and wife, Katherine S. Sharp, of record in Book 4440, page 666, Register's Office for Davidson County, Tennessee. The said John S. Zelenik having since died.

IDENTIFICATION REFERENCE
7.9.6.0.7.
Oct 25 2 55 PM '88
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
355000.00
CAMT
355000.00
ERR CO
CAMT
~~355000.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 1171.50
PRFEE 0.50
WDEED 15.00
TOTAL 1187.00
CHECK 1187.00

7.9607

IDENTIFICATION REFERENCE

Oct 25 2 55 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

10/25/88 01 14:58 0001 0810

No. 147556