07 BOOK 21 Part 1

99-9805400

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Jonathan M. Kent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: 1/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan M. Kent (NAME) | Fidelity Federal Savings & Loan (NAME) | 143-03-001 |
| 30 Vaughn's Gap Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 9702-37014 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, Jennie Davis Winkler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan M. Kent and wife, Cheryl S. Kent

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 Lot 114, Warner Park Valley, Section I, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 96.0 feet on the easterly side of Vaughn's GAp Road and runs back 239.8 feet on the southerly lot line and 137.66 feet on the northerly lot line to a line in the rear which measures 140.28 feet thereon.

Being the same property conveyed to John E. Winkler, Jr. and wife, Jennie Davis Winkler by deed from Murphree Realty Company as of record in Book, page 558, said Register's Office. The said John E. Winkler, Jr. having since died. The property is vested in Jennie Davis Winkler as the surviving Tenant by the entirety.

This coneyance is made subject to the following:

The Plan of record in Book 3600, pages 12, 13, & 14, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Vaughn's Gap Road, a 10 foot public utility easement on the rear lot line.

Restrictions contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511, Book 3702, page 465, and Book 3770, page 81, said Register's Office.

This is { unimproved / improved } property, known as 30 Vaughn's Gap Road, Nashville, Tennessee 37205
(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 seised 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 31st day of July, 19 89

Jennie Davis Winkler

Jennie Davis Winkler

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned ~~Jennie Davis Winkler~~, a Notary Public in and for said County and State, the within named _____

_____

_____

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 31st day of July, 1989.

Commission Expires 1/23/93

Judy S. Wilkes
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Jennie Davis Winkler

TO
Jonathan M. Kent and wife, Cheryl S. Kent

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

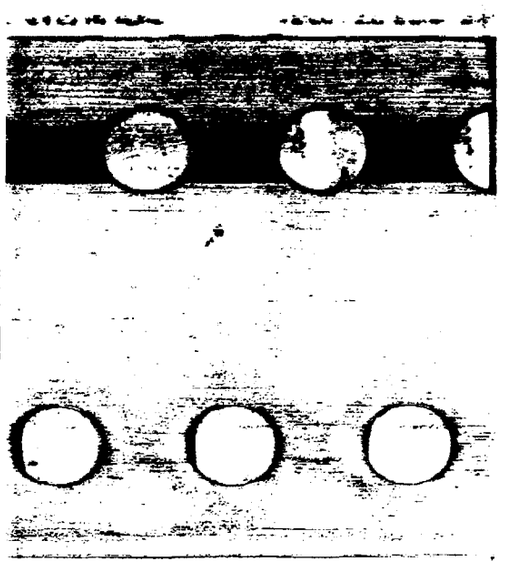
5 3 6 3 4

IDENTIFICATION

Jul 31 4 00 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

0589 07/31 0101 03CHECK 308.95



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

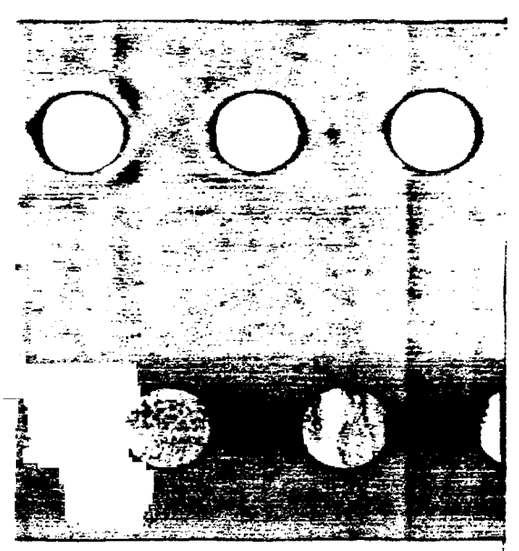
RECEIVED OF _____

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 | 91500.00 |
| CON TX | 301.95 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 308.95 |
| CHECK | 308.95 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/89 01 16:01 0001 0589

5.3.6.3.4.

IDENTIFICATION REFERENCE

JUL 31 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234185