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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,279.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1990.

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
James B. Winfree et ux (NAME)	Chemical Mortgage Company (NAME)	12W 55000
3109 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	091-01-0-053.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (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, Gregory Howard Estes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Winfree and wife, Jackie M. Winfree

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 No. 1 of Block 5 on the plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said County.

Said Lot No. 1 fronts 55 feet on the northerly margin of Morrow Road and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gregory Howard Estes by deed from L. E. Turner and wife, Emma S. Turner of record in Book 6883, page 606, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6972, page 534, as assigned of record in Book 7006, page 599, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved (X) improved ( ) property, known as 6208 Morrow Road (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37209 (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 my hand this 12th day of April, 1990

Gregory Howard Estes

Gregory Howard Estes

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Gregory Howard Estes, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 12th day of April, 1990

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM
Gregory Howard Estes, unmarried

TO
James B. Winfree and wife,
Jackie M. Winfree

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

18833

IDENTIF. REFERENCE

APR 13 3 25 PM '90

DAVIDSON COUNTY

1173 04/13 0101 03CHECK 176.29



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	51279.89
CON TX	169.29
PRFEE	1.00
WDEED	6.00
TOTAL	176.29
CHECK	176.29

04/13/90 01 15:23 0001 1173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118833

IDENTIF. REFERENCE

APR. 13 3 25 PM '90

DAVIDSON COUNTY TN.

No. 310287