BOOK 8234 PAGE 197

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS
OZIE WINTERS
P O Box 308
Old Hickory, TN 37138
Map 64-9, Parcels 20 & 21

THIS INSTRUMENT WAS PREPARED BY
HARSH, KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-FOUR THOUSAND AND NO/100 ($24,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, MARGARET L. DECOSSE, a single person, have this day bargained and sold and by these presents do hereby transfer and convey unto OZIE WINTERS, his heirs and assigns, the following described lots or parcels of land situated in Davidson County, Tennessee, as follows:

Situated on the west side of Hermitage Street, and being a portion of the property found in Book 6925, page 423, Register's Office of Davidson County, Tennessee, and being Lots 10 through 20 of Block M of a map of Hadley Bend City as of record in Book 421, page 120, Register's Office of Davidson County, Tennessee. See Tax Map 64-9, Parcel 20 and 21, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the west margin of Hermitage Street at the junction of Commerce Street (an unimproved street), same being the southeast corner of this tract and the southeast corner of Lot 20; thence with the north margin of Commerce Street, South 88 deg. 54 min. 45 sec. West 299.60 feet to an iron pin; thence with the east margin of Main Street, North 2 deg. 18 min. 00 sec. East 88.29 feet to an iron pin; thence North 18 deg. 53 min. 45 sec. East 65.83 feet to an iron pin; thence with the south margin of a 10-foot wide alley, North 88 deg. 54 min. 45 sec. East 265.06 feet to an iron pin in the west margin of Hermitage Street; thence with said margin South 1 deg. 11 min. 25 sec. East 8.68 feet to an iron pin, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 5 deg. 18 min. 51 sec., a radius of 1526.02 feet, a tangent length of 70.82 feet, and a chord of South 3 deg. 50 min. 50 sec. East 141.49 feet; thence along said curve an arc length of 141.54 feet to the point of beginning, containing 0.987 acres, more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address Route 1, Box 35A, Hartsville, TN 37074, dated October 15, 1990.

Being a part of the same property conveyed to Margaret L. Decasse, by Deed from Zelma Dixon, a widow, dated July 21, 1986, and of record in Book

6925, page 423, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said OZIE WINTERS, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 1990 real estate taxes, which are to be pro-rated, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said OZIE WINTERS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8TH day of November, 1990.

Margaret L. DeCosse
MARGARET L. DECOSSE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET L. DECOSSE, a single person, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 8TH day of November, 1990.

Karen C. Armstrong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-91

KAREN C. ARMSTRONG NOTARY PUBLIC AT LARGE STATE OF TENN.

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ezio B. Winters
AFFIANT

SUBSCRIBED and sworn to before me, this the 8TH day of November, 1990.

Karen C. Armstrong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-91

KAREN C. ARMSTRONG NOTARY PUBLIC AT LARGE STATE OF TENN.

7.1:1:37

IDENTIF. TREFERENCE

NOV 8 3 01 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

5597 11/08 0101 CHECKED

89-20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 200

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 24000.00
				CON TX 79.20
				PRFEE 1.00
				WDEED 9.00
				TOTAL 89.20
				CHECK 89.20
			11/08/90 01	15:01 0001 5597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 1 3 7

IDENTIF. REFERENCE

Nov 8 3 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371650