PREPARED BY: Bobby D. Davis
Law Offices, McKinney & Davis
1303 Gallatin Road, North
Post Office Box 649
Madison, Tennessee 37115

NAME/ADDRESS NEW OWNER:

Charles S. Winscott
740 CAROLYN LN.
GALLATIN, TN.
37066

SEND TAX BILLS:

SAME

MAP & PARCEL:

60-12-130
12DZ 560

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Charles S. Winscott
AFFIANT

Subscribed and sworn to before me this 30th day of April, 1991.

Nancy W. Justice
NOTARY PUBLIC

My Commission Expires: 3-13-92

NOTARY PUBLIC AT LARGE STATE OF TENN. DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, to include the assumption of the mortgage of record in Book 6649, page 724, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, I (we), Leo Santoro and Joan Santoro, have this day bargained and sold, and do hereby transfer and convey unto the said Charles S. Winscott, the Grantee(s) herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Map of W. H. Dodd's Resubdivision Lot 4 & 5, of record in Book 5190, page 711, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin located in the eastern R.O.W. margin of Dickerson Road 111.16 feet south of the centerline of Alhambra Circle; thence leaving said R.O.W. S 71 deg. 03' E 91.70 feet to a point ;thence S 18 deg. 38' W 0.75 feet to a point; thence S 71 deg. 03' E 1.05 feet to a point; thence N 18 deg. 38' E 0.75 feet to a point; thence S 71 deg. 03' E 137.25 feet to a point; thence N 18 deg. 38' E 85.91 feet to a concrete monument in the southerly right-of-way margin of Alhambra Drive; thence with said margin N 71 deg. 00' W 205.0 feet to a concrete monument; thence with a curve to the left having a radius of 24.84 feet and a length of 39.18 feet to a point; thence S 18 deg. 38' W 61.16 feet to the point of beginning, said tract containing 0.45 acres, more or less.

BEING the same property conveyed to Leo Santoro and wife, Joan Santoro (said Leo Santoro and Joan Santoro having since divorced) by deed from M. A. Borchert, of record in Book 6310, page 52, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to all restrictions and easements of record.

This is (x)improved ( )unimproved property known as 2823 Dickerson Road, Nashville, Tennessee 37207.

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO.
MADISON, TENNESSEE
37115
(615) 865-5442

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

We do further covenant and bond ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, 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(s) this 30th day of April, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leo Santoro
Leo Santoro

Joan Santoro
Joan Santoro

Charles S. Winscott
Charles S. Winscott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Leo Santoro, 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 purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 30th day of April, 1991.

Nancy W. Hunter
NOTARY PUBLIC

NANCY W. HUNTER NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Joan Santoro, 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 she executed the within instrument for the purposes therein contained.

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MADISON, TENNESSEE
37115
(615) 865-5442

Witness my hand and official seal at Madison, Tennessee, this 30th day of April, 1991.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Charles S. Winscott, 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 purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 30th day of April, 1991.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 3-3-92

bdd\santoro\wd.A30

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IDENTIF. TREFERENCE

MAY 1 9 49 AM '91

FELIX Z. WILSON TRUSTEE
DAVIDSON COUNTY TN.

PICK-UP

8002 05/01 0101 03CHECK 769.00

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO.
MADISON, TENNESSEE
37115
(615) 865-5442



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8341 PAGE 850

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 230000.00
CON TX 759.00
PRFEE 1.00
WDEED 9.00
TOTAL 769.00
CHECK 769.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/91 01 09:48 0001 8062

I.D.7 9 7.

IDENTIF. TREFERENCE

MAY 1 9 49 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 417661