THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ervin A. Stephens, et ux 732 Dickerson Pike Goodlettsville, TN 37072	Same as New Owner	Map 25-12 Parcel 15 Field Book I.D. # GO 00245

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANCES O. M. WINTERS, by and through her Attorney-in-Fact, TONY B. WINTERS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ERVIN A. STEPHENS and wife, RUTH C. STEPHENS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

G. C. Winters and wife, Frances O. M. Winters, reserve for themselves, or the survivor of the two, a life estate in and to the entire premises hereinafter described, for and during the period of their natural lives.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark Place, Block "A", of record in Book 1835, page 78, Register's Office for said County, as follows:

Beginning at a point in the east margin of Dickerson Pike at the corner of Lots No. 3 and 4, thence with the line between said lots, easterly 173.4 feet to a point, thence southeasterly 104.4 feet to a point in the north margin of Cima Drive, thence with the margin of the same, southwesterly around a curve 80.52 feet to a point, continuing with the margin of the same, westerly 115 feet to the beginning of a curve, thence around said curve, northwesterly 39.27 feet to the east margin of Dickerson Pike; thence with the margin of the same northerly 85 feet to the point of beginning.

RESTRICTIONS: Restrictions and easement of record in Book 2014, page 185 and Book 1835, page 78, applies to the above described property.

Being the same property conveyed to Frances O. M. Winters by deed from Tony Brooks Winters, joined by his wife, Kaye J. Winters and James Matthews Winters joined by his wife, Josephine T. Winters of record in Book 8425, page 13, Register's Office for Davidson County, Tennessee.

TONY BROOKS WINTERS and TONY B. WINTERS, being one in the same person.

The foregoing described was prepared from a survey dated August 28th, 1991, by John Kohl & Company, Registered Land Surveyor, No. 100.

The current mailing address for said property is: 732 Dickerson Pike, Goodlettsville, Tennessee, 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 2014, page 185, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 1835, page 78, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

TONY BROOKS WINTERS executes this deed on behalf of FRANCES O. M. WINTERS, under a Durable of Attorney dated June 1st, 1990, and filed for record in Book 8425, page 9, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 28th day of August, 1991.

"GRANTOR"

Frances O. M. Winters

FRANCES O. M. WINTERS, by TONY B. WINTERS, her Attorney-in-Fact

"GRANTEES"

Ervin A. Stephens

ERVIN A. STEPHENS

Ruth C. Stephens

RUTH C. STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of August, 1991, before me, personally appeared TONY B. WINTERS, to me known to be the person who executed the foregoing instrument on behalf of FRANCES O. M. WINTERS, and acknowledged that he executed the same as the free act and deed of the said FRANCES O. M. WINTERS.

WITNESS my hand, at office, this the 28th day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERVIN A. STEPHENS and wife, RUTH C. STEPHENS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

Irvin A. Stephens
Affiant

Sworn to and subscribed before me, this the 28th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4325

Aug 30 10 45 AM '91

3424 08/30 0101 03CHECK 219.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 20

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 9.00
TOTAL 219.05
CHECK 219.05

08/30/91 01 10:49 0001 8426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4325.91 REGISTER'S OFFICE Aug 30 10 45 AM '91

No. 454902