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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1992

Notary Public

MY COMMISSION EXPIRES: 1-28-94

(AFFIX SEAL)

File No. 30348/pm 3DX 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| H. McKinley Winchester, Jr. (NAME) | Lovell & Malone, Inc. (NAME) | Map 119-6 |
| 12 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2663 (STREET ADDRESS) | Parcel 276 |
| Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 6DA-15168 |

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, Commonwealth Mortgage Assurance Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. McKinley Winchester, Jr. and wife, Katrina A. Winchester

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. 34 on the Plan of Rosewood Estates, Section One, as of record in Book 4955, page 29, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia First Savings, its Successors and assigns, by Substitute Trustee's Deed of record in Book 8464, page 438, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Commonwealth Mortgage Assurance Company by deed from Virginia First Savings of record in Book 8726, page 111, Register's Office, Davidson County, Tennessee.

44508.

IDENTIFICATION REFERENCE

SEP 9 2 40 PM '92

WILLIAM L. ... REGISTER
DAVIDSON COUNTY, TN

This is unimproved XX improved property, known as 12 Peachtree Street, Nashville, Tennessee 37210
(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 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 hand this 25th day of August, 1992

COMMONWEALTH MORTGAGE ASSURANCE COMPANY

BY: Anthony D. Shore

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, 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 _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

COMMONWEALTH

~~STATE OF TENNESSEE~~ } PENNSYLVANIA
~~Davidson~~ County OF } MONTGOMERY

COMMONWEALTH

Before me, THE UNDERSIGNED a Notary Public in and for the ~~State~~ and County aforesaid, personally appeared Anthony D. Shore

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 Counsel of the COMMONWEALTH MORTGAGE ASSURANCE COMPANY, a corporation, and that he as such Counsel, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Counsel.

Witness my hand and official seal at PHILADELPHIA, PENNSYLVANIA this 7th day of AUGUST, 19 92.

Steven B. Wasserman Notary Public

Commission Expires August 14, 1993

Notarial Seal
Steven B. Wasserman, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Aug. 14, 1993
Member, Pennsylvania Association of Notaries

WARRANTY DEED

FROM

TO

5224 09/09 0101 03CHECK 186-23

**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 | 47900.00 |
| | | | CON TX | 177.23 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 186.23 |
| | | | CHECK | 186.23 |
| 09/09/92 | 01 | 14:40 0001 | 5224 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44508.

IDENTIFICATION REFERENCE

SEP 9 2 40 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 568892