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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34694)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Brian Neil Winders
Affiant

Sworn and subscribed before me this 18th day of February, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Neil Winders<br>Meredith Peterson Winders<br>500 Plantation Court #J-3<br>Nashville, TN 37221 | SouthTrust Mortgage Corporation<br>100 Brookwood Place Ste. 300<br>Birmingham, AL 35209 | 142-05-A-055 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis E. Terry, III, Jane T. Hunter, and Lee Terry Tate, as the heirs at law of Jane J. Terry** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Neil Winders and spouse, Meredith Peterson Winders,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-3 together with carport designated J-3-C on the plan of River Plantation, Section Two, of record in Book 4460, page 136 and 137, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jane J. Terry (widow) by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in book 4720, page 875, said Register's Office. The said Jane J. Terry having since died.

**Description Reference:** Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4661, Page 334 and Book 4691, page 906, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Louis E. Terry, III and Lee Terry Tate by Jane T. Hunter as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 500 Plantation Court #J-3, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 18th day of February, 1994.

Louis E. Terry III
**Louis E. Terry, III, By: Jane T. Hunter, Atty-In-Fact**

Jane T. Hunter
**Jane T. Hunter**

Lee Terry Tate
**Lee Terry Tate, By: Jane T. Hunter, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 18th day of February, 1994, before me the undersigned authority, personally appeared **Jane T. Hunter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane T. Hunter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Louis E. Terry, III and Lee Terry Tate**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 1994.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____
EXP. 7/27/96

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Louis E. Terry, III and Jane T. Hunter**

**TO: Brian Neil Winders and Meredith Peterson Winders**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Jane T. Hunter, Affiant**

Sworn to and subscribed before me this

18th day of February, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

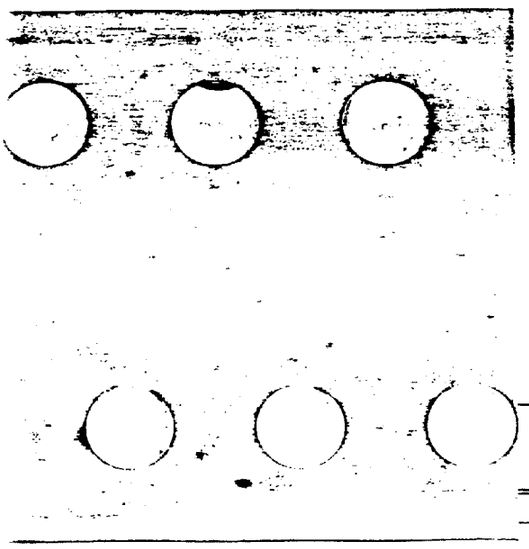
8894 02/24 0101 03CHECK 305.00

94 FEB 24 AM 11:12

REGISTER
DAVIDSON COUNTY, TN.

20813

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

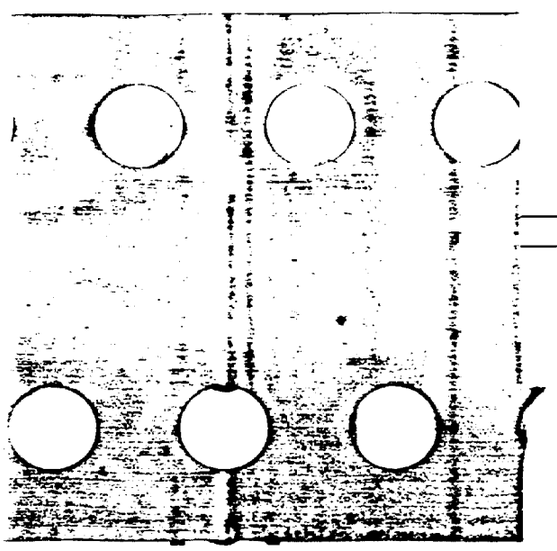
FOR _____

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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 80000.00 |
| | | | | CON TX 296.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 305.00 |
| | | | | CHECK 305.00 |
| 02/24/94 | 01 | | | 11:14 0001 8894 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



20813
IDENTIF. & REFERENCE

94 FEB 24 AM 11:13
REGISTER
DAVIDSON COUNTY, TN

**No. 759779**