51965

IDENTIF. & REFERENCE

MAIL ENV.

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

94 MAY 19 PM 3:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
EUGENE J. WINTER	Same	Map # 143.06A
620 VALLEY TRACE COURT NASHVILLE, TENNESSEE 37221		Parcel # 57CO

BOOK 9350 PAGE 757

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **LAUREL L. FUQUA ALDREDGE and WILLIAM L. ALDREDGE, WIFE AND HUSBAND** (herein "Grantor"), do hereby transfer and convey unto **EUGENE J. WINTER, UNMARRIED** , his successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Harpeth Trace Estates, Phase II, of record in Book 5200, Page 556, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert G. Brodows and Laurel Fuqua-Brodows, husband and wife, by deed from Beginnings, Inc. of record in Book 6954, Page 363, and conveyed to Laurel Lynn Fuqua by quitclaim deed from Robert G. Brodows of record in Book 8559, Page 112, Register's Office for Davidson County, Tennessee. The said Laurel L. Fuqua Aldredge and Laurel Lynn Fuqua are one and the same person. The said William L. Aldredge joins in this transfer to convey any marital interest he may have in said property.

This land is improved property known as **620 VALLEY TRACE COURT, NASHVILLE, TENNESSEE 37221**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for the year 1994 which are prorated at the date of closing and assumed by the Grantee.

2. Matters set forth in the Plan of Harpeth Trace Estates, Phase II, of record in Book 5200, Page 556, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions, and rest of record in Book 5380, Page 357, and Book 6094, Page 718, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned Grantors do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned have executed this instrument this 18th day of May, 1994.

Laurel L. Fuqua Aldredge
LAUREL L. FUQUA ALDREDGE

William L. Aldredge
WILLIAM L. ALDREDGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 9350 PAGE 768

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LAUREL L. FUQUA ALDREDGE and WILLIAM L. ALDREDGE, WIFE AND HUSBAND** , the within named bargainorss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **May, 1994**.

Notary Public
My Commission Expires: 11-23-97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 217,500.00** .

Eugene J. Winter

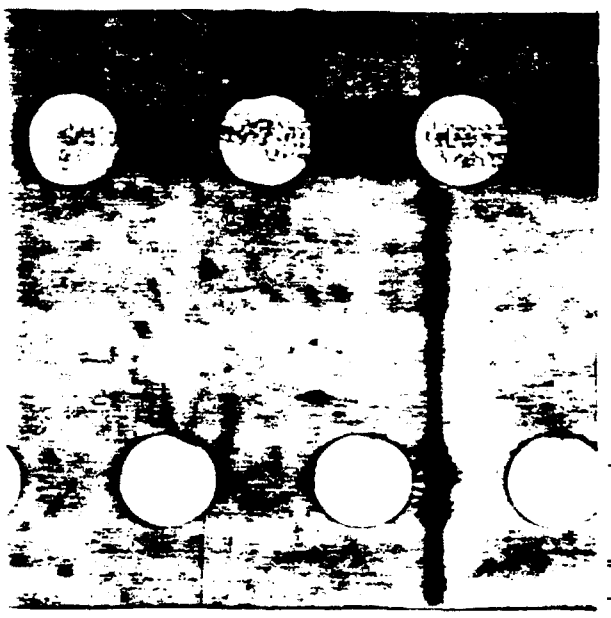
Sworn to and subscribed before me this **18th** day of **May**, **1994** .

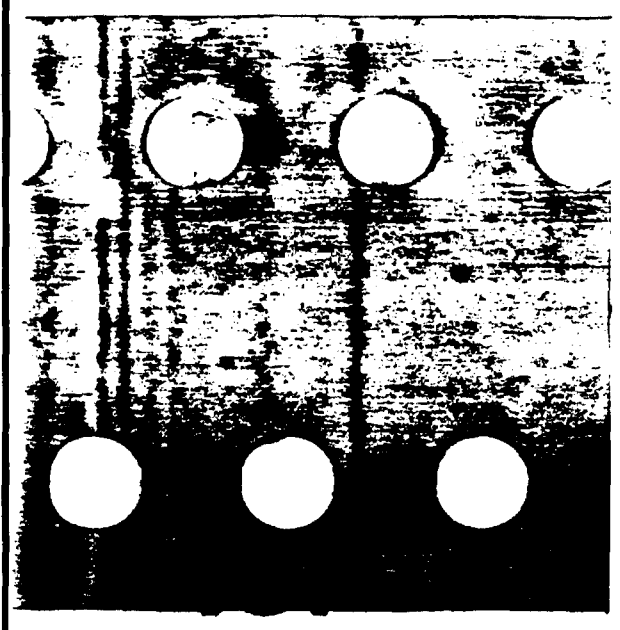
NOTARY PUBLIC
My Commission Expires: 11-23-97

3..8 15:29 0101 03CHECK 813.75

WD-W&S.DOC
File No. 1425

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9350 PAGE 709

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	
	217500.00
DON TX	804.75
PRFEE	1.00
WDEED	8.00
TOTAL	813.75
CHECK	813.75

05/19/94 01 15:32 0001 8148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51965
IDENTIF. ↑ REFERENCE

94 MAY 19 PM 3:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 793156