THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Sherry Winn **AFFIANT** Subscribed and sworn to before me, this 20th day of January, 1995. Notary Public My Commission Expires: My Commission Expires November 22, 1997

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Sherry Winn 137 Postwood Place Nashville, TN 37205	SAME	130-12-0-A 041.00 CO FH 25766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY B. CARTER AND WIFE, ANTONIA M. CARTER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SHERRY WINN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey B. Carter and wife, Antonia M. Carter by deed from Northumberland Development Company, of record in Book 6686, page 703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 6377, page 18, Register's Office for said County, and re-recorded in Book 6545, page 799, Register's Office for said County; as amended in Book 8990, page 50, Register's Office for said County, and the By-Laws as amended in Book 7663, page 468, Register's Office for Davidson County, Tennessee.

3. Easements, setback lines and other matters shown on the recorded Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, page 194, Register's Office for Davidson County, Tennessee, affecting Lots 15, 18 and 62. Lots 31, 32, 33, 34, 43, 44, 48, 49 and 50 are encumbered by an easement to Nashville Electric Service, of record in Book 2296, page 303, Register's Office for Davidson County, Tennessee, which easement is shown on the recorded plan. Lots 31, 32 33 and 34 are also encumbered with a ten (10) foot easement for water mains and appurtenances, as of record in Book 6434, page 788, Register's Office for said County, which lies within the Nashville Electric Service Easement. Lots 40, 41, 46, 47 and 51 are encumbered by a perpetual ingress and egress easement over a 50 foot unnamed drive from Harding Place, and a perpetual easement for installation and maintenance of a water pipe or main within said unnamed drive, both granted to Nashville Suburban Utility District of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.

4. A perpetual easement reserved in the deed of record in Book 6686, page 703, Register's Office for Davidson County, Tennessee, ten (10) feet in width and parallel to the rear line of the real estate conveyed for the purpose of erecting a boundary fence to enclose Northumberland. The boundary fence so erected shall become part of the common property of Northumberland to be maintained by Northumberland Homeowners' Association, Inc., and Grantee shall only own a probata share of the fence together with all other lot owners of Northumberland. The Association shall have a perpetual right of reasonable ingress and egress across the real estate for the purpose of maintaining the fence, provided the Association restores the real estate to its condition prior to any ingress or egress by the Association.

This is unimproved property known as 6 Strawberry Hills, Nashville, TN 37215.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 20th day of January, 1995.

Jeffrey B. Carter

Antonia M. Carter

BOOK 9575 PG 473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY B. CARTER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of January, 1995.

Kelly Ingle
Notary Public

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTONIA M. CARTER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of January, 1995.

Kelly Ingle
Notary Public

My Commission Expires: 5/24/97

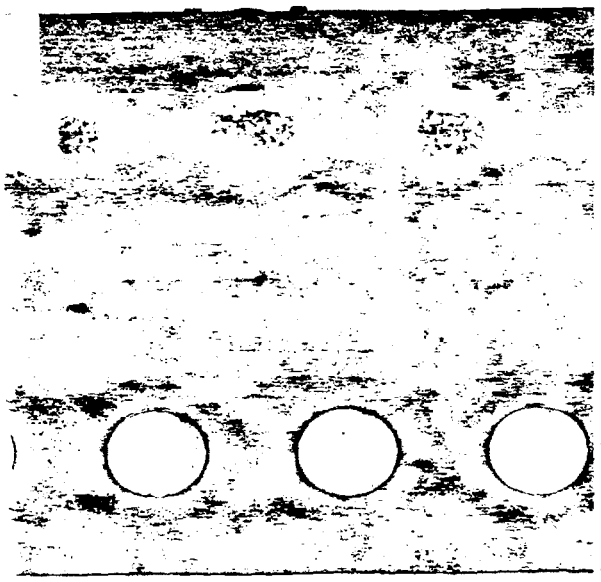
26924
IDENTIFICATION REFERENCE

95 JAN 20 PM 2:03

REGISTER
DAVIDSON COUNTY, TN

3870 1/20 0101 03CHECK 716.00

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

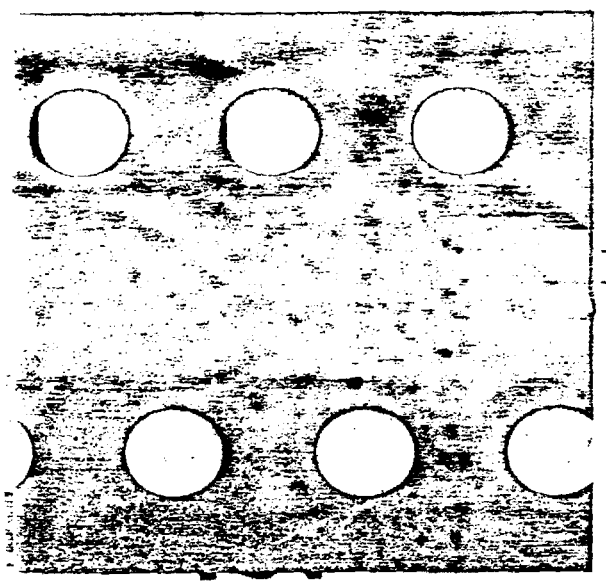
RECEIVED OF _____

FOR _____

BOOK 9575 PG 474

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 190000.00
CON TX 703.00
PRFEE 1.00
[illegible] BANK 12.00
TOTAL 716.00
CHECK 716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/95 01 14:02 0001 3870

26924
IDENTIF. & REFERENCE

95 JAN 20 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

No. 873683