BOOK 9878 671

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Russell H. Gentry, Jr., et ux 115 Heathcote Court Goodlettsville, TN 37072	Same as New Owner	Map 26-7 Parcel 72 Field Book GO 20471

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, MARGARET A. PATTON, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RUSSELL H. GENTRY, JR. and wife, DARLENE J. GENTRY, 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:

Being Lot No. 178 on the Plan of Windsor Green, Phase I, Section III, of record in Plat Book 6250 at page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret A. Patton by deed from Thomas M. Patton of record in Book 8884, page 488, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 115 Heathcote Court, Goodlettsville, TN 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 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, page 929, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions of Ashley Cluster Homes of Windsor Green Homeowners' Association of record in Book 6406, page 950, said Register's Office.

4. Subject to By-Laws of Ashley Cluster Homes of Windsor Green Homeowners' Association of record in Book 6406, page 963, said Register's Office.

5. Subject to the Plan of record in Book 6250, page 46, said Register's Office which shows an owner's certificate, a 20-foot minimum

building setback line from Heathcote Drive and the rear line of said lot, a 20-foot easement for public utility purposes along the front line of said lot and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

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.

WITNESS our hands on this the 4th day of December, 1995.

"GRANTOR"

Margaret A Patton
MARGARET A. PATTON

"GRANTEES"

Russell H Gentry Jr.
RUSSELL H. GENTRY, JR.

Darlene J Gentry
DARLENE J. GENTRY

4842 12/05 0101 03CHECK 393.80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. PATTON and RUSSELL H. GENTRY, JR. and wife, DARLENE J. GENTRY, 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 the 4th day of December, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Russell H Gentry Jr.
Affiant

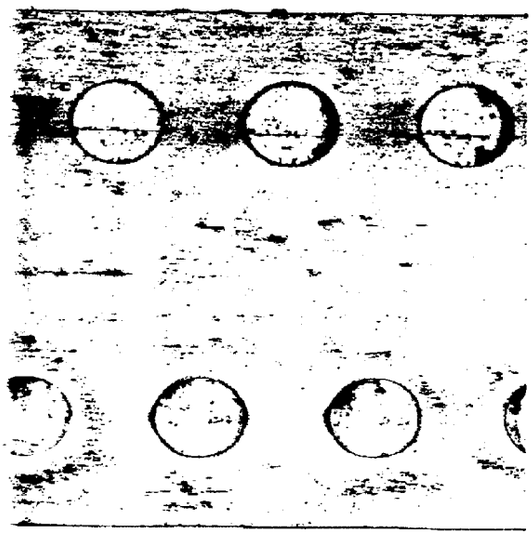
Sworn to and subscribed before me, this the 4th day of December, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0128952
IDENTIF. ↑ REFERENCE

95 DEC -5 AM 10:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

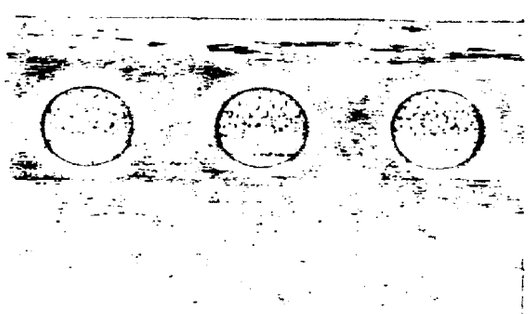
RECEIVED OF _____

FOR _____

BOOK 9878 673

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

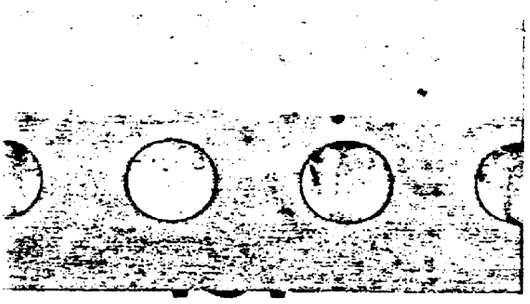
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



	AMT
	104000.00
DON TX	384.80
PRFEE	1.00
MTEED	9.00
TOTAL	393.80
CHECK	393.80

12/05/95 01 10:17 0001 4842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0128952
IDENTIF. & REFERENCE

95 DEC -5 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983336