BOOK 9947 PG 220

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN THOMAS WINDORFER (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 43-02
115 CEDARWOOD LANE (ADDRESS)	P. O. BOX 5137 (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DES MOINES, IA 50306-5137 (CITY) (STATE) (ZIP)	PARC. 115 CO

FOR AND 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, MICHAEL WOODARD, UNMARRIED, BY AND THROUGH PEGGY ANN AKIN, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN THOMAS WINDORFER AND WIFE, SANDRA WINDORFER

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. 115 on the Plan of Cedarwood Courtyard Homes as of record in Book 5200, pages 60 and 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete description.

Being the same property conveyed to MICHAEL WOODARD AND KEITH TOLAN, as joint tenants with the right of survivorship, by Deed of record in Book 8231, page 654, Register's Office for Davidson County, Tennessee; the said KEITH TOLAN having since died the property vests in MICHAEL WOODARD as surviving tenant.

PEGGY ANN AKIN executes this instrument as Attorney in Fact for MICHAEL WOODARD pursuant to Special Power of Attorney recorded simultaneously herewith.

0150245
IDENTIF. & REFERENCE

96 FEB 14 AM 9:16
FELIX Z. BRUSUELAS REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 115 CEDARWOOD LANE, MADISON, TN 37115
(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 my hand this 31st day of January, 19 96

MICHAEL WOODARD

BY: Peggy Ann Akin, Attorney in Fact
PEGGY ANN AKIN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, 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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, PEGGY ANN AKIN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for MICHAEL WOODARD and is authorized by MICHAEL WOODARD to execute this instrument on his behalf.

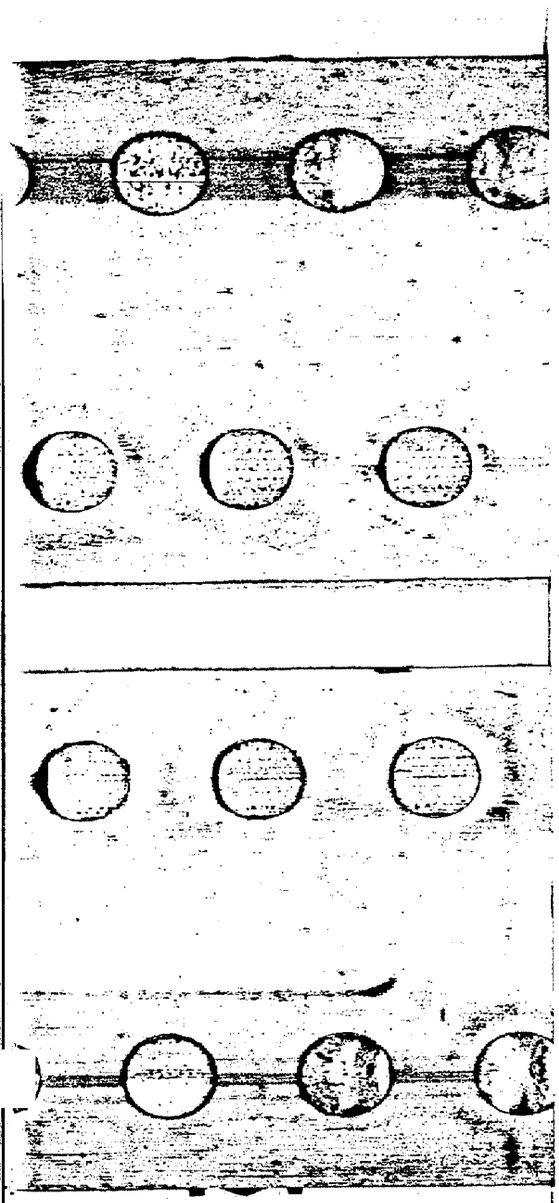
Witness my hand and official seal this 31 day of January, 1996.

NOTARY PUBLIC

My commission expires: January 24, 1998

7823 02/14 0101 03CHECK

241.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9947 PG 222

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 62900.00
CON TX 232.73
PRFEE 1.00
WDEED 8.00
TOTAL 241.73
CHECK 241.73

02/14/96 01 09:16 0001 7838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150245
IDENTIF. A REFERENCE

96 FEB 14 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1006033