58

WARRANTY DEED

BOOK 10003 PG 336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Winfree (NAME)	same (NAME)	MAP 136-10A
2819 Lake Forest Drive (ADDRESS)	(ADDRESS)	PARCEL 17
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, John D. Denton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Winfree and wife, Maryann Winfree

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:

Located in Nashville, County of Davidson, Stat of Tennessee, to wit:

Being Lot No. 8, Unit 8A, a resubdivision of Lots 7 & 8 on the Condominium Site Plan, Lots 3-10, 63 & 64, Section Two, Priest Lake Forest of record in Plat Book 5190, page 752, amending Plat Book 5190, page 722, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John D. Denton, a single person by deed from Secretary of Veterans Affairs by instrument of record in Book 8417, page 693, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJET TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5931, page 645, and Book 6021, page 99, 101, 102, and 107, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2819 Lake Forest Drive, Nashville, TN 37217
(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 28th day of March 19 96

John D. Denton

BOOK 10003 PG 337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Denton, unmarried

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 Franklin, Tennessee, this 28th day of March 19 96

Commission expires 11/30/97

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

016710
IDENTIF. ^ REFERENCE

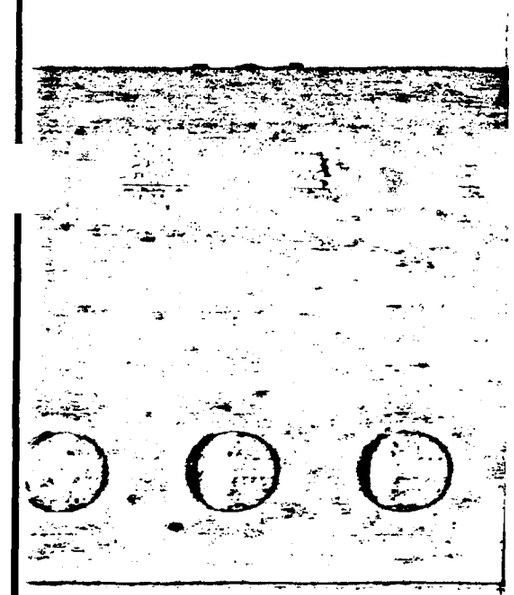
96 APR -3 PM 2:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

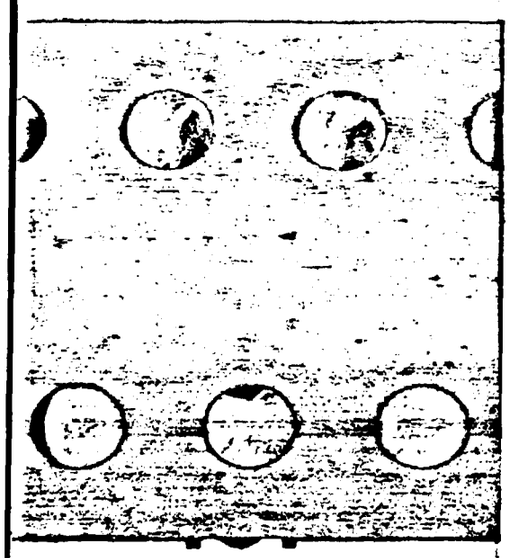
LEGAL DESCRIPTION CONTINUATION

The plan of record in Book 5190, page 722 and amended in book 5190, page 752, said Register's Office shows a 30-foot minimum building setback line from Lake Forest Court and a 20-foot from Lake Forest Drive and a 10-foot easement for public utility and drainage along the rear line(s) of said lot.

An easement for overhang across the southwesterly corner of said lot.

6237 04/03 0101 03CHECK 233.15





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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 339

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 59500.00
CON TX 220.15
PRFEE 1.00
WDEED 12.00
TOTAL 233.15
CHECK 233.15

04/03/96 01 14:07 0001 6237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167410
IDENTIF. # REFERENCE

96 APR -3 PM 2:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024232