**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 44,500.00

Donald R. Winters
Affiant

Subscribed and sworn to before me, this 30th day of July 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| DONALD R. WINTERS<br>3600 Hillsboro Road D-2<br>Nashville, Tennessee 37215 | FT Mortgage Companies<br>P.O. Box 146<br>Memphis, Tennessee 38101 | MAP 117-11 B<br>PARCEL 50 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 44,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, TURNER C. GAW, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DONALD R. WINTERS, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. D-2 on the Plan of the Villager East Condominium Apartments as of record in Plan Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Turner C. Gaw by deed from Sarah Lynn Williams, a single person, of record in Book 9600, page 429, Register's Office for Davidson County, Tennessee.

020914
IDENTIF. & REFERENCE

96 AUG -1 PM 2:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3600 Hillsboro Road D-2, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Villager East Condominium Apartments of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __30th__ day of _____July_____, 19 96.

TURNER C. GAW

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TURNER C. GAW, 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 this __30th__ day of _____July_____, 19 96.

My Commission Expires: November 22, 1997 Notary Public

---

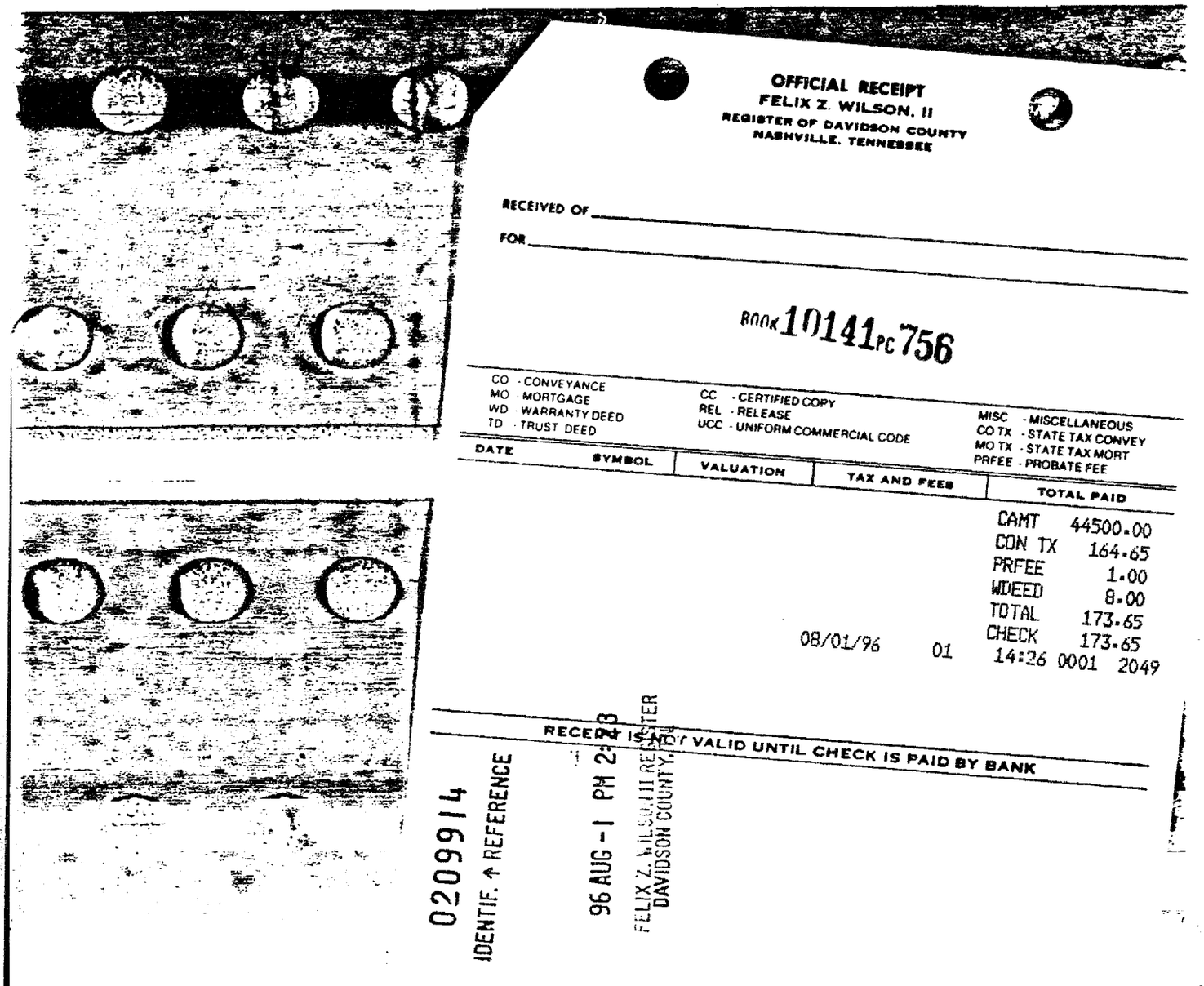
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

2049 08/01 0101 03CHECK 173-



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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 756

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 44500.00 |
| | | | | CON TX 164.65 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 173.65 |
| 08/01/96 | 01 | | | CHECK 173.65 |
| | | | | 14:26 0001 2049 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209914
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 2:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1069632