BK/1496/752

ADDRESS OF NEW OWNER
TERRY WINTERS and
KIMBERLY C. WINTERS
1407 Saunders Avenue
Madison, TN 37115

SEND TAX BILLS TO:
same as new owners

MAP/PARCEL NO.
Map #051-11-0
Parcel #044.00

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001

WARRANTY DEED

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JUNE A. CAUDLE, by these presents do hereby transfer, grant, and convey unto TERRY WINTERS and wife, KIMBERLY C. WINTERS, as tenants by the entirety, their successors and assigns, all of my right, title and interest in the following parcel of land situated in Davidson County State of Tennessee, to wit

Land in the Eleventh Civil District of Davidson County, Tennessee described according to a survey by Turner Engineering Company, Incorporated, Consulting Engineers, dated August 5, 1960, as follows:

Beginning at an iron pin in the east margin of a 60 foot road presently known as Saunders Drive, formerly Roberta Avenue, said point being 120 feet North 2° 42' East of the south boundary of the Ray Garrett Property, and running the following courses and distances: with the easterly margin of said road 100 feet to an iron pin; thence South 88° 10' East a distance of 169.5 feet to an iron pin, thence South 35° 40' West a distance of 33.3 feet to an "X" painted on a rock; thence South 36° 00 East a distance of 88.4 feet to an iron pin; thence North 88° 10' West a distance of 204.0 feet to the point of beginning, said tract containing 0.4 acre, more or less.

Being Tract C, a portion of the property conveyed to Dr. Harold C. Caudle by June A. Caudel by deed dated June 24, 1974, same being of record at Book 4853, Page 882, Register's Office for Davidson County, Tennessee Dr. Harold C Caudle died leaving said property to his surviving spouse June A Caudle, by Will in Will Book 169, page 150.

This improved property is known as 1407 and 1409 Saunders Road, Madison, TN 37115 (a duplex).

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 1997 real estate taxes.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set my signature, this the 9th day of May, 1997.

June A Caudle
JUNE A. CAUDLE, GRANTOR

0308046
IDENTIF. & REFERENCE

PICK-UP
97 MAY 23 PM 12:16
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4485 05/23 0101 03CHECK 305.00

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named JUNE A. CAUDLE, the grantor, 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 Gallatin, Tennessee, this the 27 day of May, 1997.

Jane H. Dunning
NOTARY PUBLIC
My commission expires: 6/14/00

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Kimberly C. Winters
TERRY WINTERS or KIMBERLY C. WINTERS,
Affiant/Grantee

Subscribed and sworn to before me this
the 28th day of May, 1997.

Marjorie Walker
NOTARY PUBLIC
My commission expires: 11/27/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10464 PG 784

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

05/23/97 01 12:23 0001 4485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308046
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]