98010016

28B

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)
Linda A. Saunders

2815 Bransford Avenue
Nashville TN 37204

SEND TAX BILLS TO:
~~Grantee~~
Linda Saunders
5107 Franklin Rd
Nashville, TN 37220

MAP-PARCEL NUMBER:
118-7-157

BOOK 10764 PG 202

WARRANTY DEED

*FOR AND IN CONSIDERATION of the sum of **Ten dollars and no/100 ($10.00)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Patricia M. Winkowski, unmarried** have this day bargained and sold, and do hereby transfer and convey unto the said **Linda A. Saunders** the Grantee herein, her (successors), heirs and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:*

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 of Block "C" on the plan of Berry Hill Gardens as of record at Book 1130, page 36, Register's Office for said County, to which reference is hereby made for a complete description of said lot.

Being the same property conveyed to John J. Winkowski and wife, Patricia M. Winkowski by deed from Fulton Y. Jarman and Margaret J. Smith of record in Book 8073, page 550, Register's Office for Davidson County, Tennessee.
The said John J. Winkowski having since died, leaving Patricia M. Winkowski as the surviving Tenant by the Entireties.

This Description is the same as the previous Deed of Record.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 19th day of January, 1998.

The actual consideration or value whichever is greater, for this transfer is $77,500.00.

Linda Saunders
Affiant

Susan B. Evans
Notary Public

My Commission Expires: 9/23/2000
Affix Seal

SUSAN B. EVANS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires September 23, 2000

This is unimproved ( ) property known as 2815 Bransford Avenue Nashville, TN. 37204
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees her (successors), heirs, and assigns forever I covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

Taxes for the current year, which are prorated and assumed by the Grantee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 19th day of January, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia M. Winkowski

Patricia M. Winkowski

98010016

BOOK 10764 PG 203

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, a Notary Public in and for said County and State, Patricia M. Winkowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 19th day of January, 1998.

Susan B. Evans
Notary Public

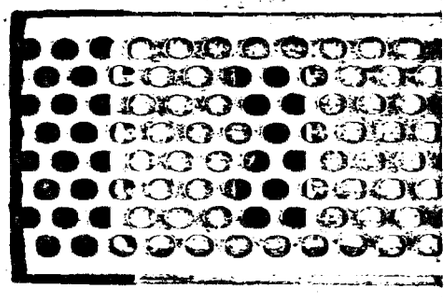
My Commission expires: 9/23/2000

SUSAN B. EVANS NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

98 JAN 21 PM 2:26
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0392146

4232 01/21 0101 03CHECK 295.75



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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 204

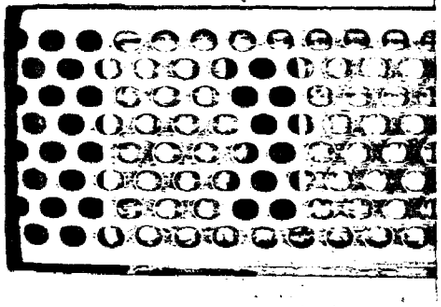
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

01/21/98 01 14:31 0001 4232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392146
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 2:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1244853