BOOK 10804 PG 425

This Instrument Prepared by Andrew Tolbird, Attorney
513-B 32nd Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kay McLerran & Jane Cantrell 3600 Hillsboro Road, Unit D-2 Nashville, TN 37215	Kay McLerran & Jane Cantrell 127 Taggart Avenue Nashville, TN 37205	117-11-0-B 50.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Donald R. Winters,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Kay McLerran and Jane Cantrell

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 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.

The property herein conveyed is subject to restrictions of Master Deed contained in instrument of record in Book 5457, page 298 and corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee, and all matters shown on the Plan of Record in Book 5200, page 235, as corrected in Book 5679, page 78, in said Register's Office.

Being the same property conveyed to Donald R. Winters, unmarried, by Deed from Turner C. Gaw, unmarried, of record in Book 10141, page 754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This is improved property known as 3600 Hillsboro Road, Unit D-2, Nashville, TN 37215.

Witness my hand this 16th, day of February, 1998.

Don R Winters

DON R. WINTERS

BOOK 10804 PG 426

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Don R. Winters, the within named bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS MY HAND and official seal this 16th day of February, 1998.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value of the property, whichever is greater, for this transfer is $49,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 1998

NOTARY

My Commission Expires Sept. 29, 2001

04033537

98 FEB 23 PM 12:23

6441 02/23 0101 03CHECK 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10804 PG 427

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	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
TOTAL	190.30
CHECK	190.30

02/23/98 01 12:22 0001 4441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403537
IDENTIF. & REFERENCE
98 FEB 23 PM 12:23

No. 1256923