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 $ 177,500.00

Affiant

Subscribed and sworn to before me, this 17th day of May 1999

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DONALD R. WINTERS 4024 Lealand Lane Nashville, Tennessee 37204	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 132-1 PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 177,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, MARY C. HORNER (aka Mary Copeland Horner), unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DONALD R. WINTERS AND WIFE, JANET S. SAVOIE 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:

BEING Lot No. 185 on the Map of Rolling Meadows as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to B.B. Horner, Jr. and wife, Mary C. Horner, by deed from James W. Nickerson, Jr. and wife, Gloria S. Nickerson, of record in Book 4933, page 40, Register's Office for Davidson County, Tennessee. Buford Bernard Horner, Jr. (aka B.B. Horner, Jr.) having since conveyed his interest in subject property to Mary Copeland Horner by deed of record in Book 5059, page 889, said Register's Office.

This is improved property known as 4024 Lealand Lane, Nashville, Tennessee 37204

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.

GRANTOR COVENANTs with the said GRANTEEs that she 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 Rolling Meadows of record in Book 1424, page 98&99, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of May, 19 99.

Mary C. Horner

MARY C. HORNER

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 MARY C. HORNER (aka Mary Copeland Horner), unmarried, the bargainor, 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 this 17th day of May, 1999.

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

My Commission Expires: September 29, 2001

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0588518
IDENTIF. & REFERENCE
99 MAY 19 AM 8:30
REGISTER
DAVIDSON COUNTY, TN.
TAXES 0.00 CLERK 0.00 CHECK 667.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0588518

IDENTIF. & REFERENCE

99MAY 19 AM 8:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11484 PG. 55

	177500.00
COM TX	658.75
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	667.75
CHECK	667.75

05/19/99 01 08:3- 0001 7E63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462298