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IDENTIFICATION & REFERENCE

BOOK 11630 PAGE 818

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner:
John R. Dexter
Elizabeth R.J. Dexter
102 Buckingham Court
Goodlettsville, TN 37072

Send Tax Bills To:
National Bank of Commerce
7770 Poplar Avenue
Germantown, TN 38138

Street Address of Subject Property
102 Buckingham Court
Goodlettsville, TN 37072

Map-Parcel No:
26-07-165.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TERESA A. STARR ALLAIRE AND HUSBAND, ARMAND E. ALLAIRE, II** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **JOHN R. DEXTER AND WIFE, ELIZABETH R. J. DEXTER "GRANTEES"** their, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 taxes, which have been prorated and assumed by Grantee.

2. Declaration of Covenants, conditions and restrictions of record in Book 6406, page 929 and By-Laws of Windsor Green Services Association, as of record in Book 6406, page 942; and restrictions in Deed of record in Book 8615, page 452, Register's Office for Davidson County, Tennessee.

3. All matters shown on recorded plan of record in Book 6900, page 549, as amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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.

WITNESS my hand this 19th day of August, 1999.

Teresa A Starr Allaire
Teresa A. Starr Allaire

Armand E Allaire II
Armand E. Allaire, II

By: Teresa A. Starr Allaire
Teresa Starr Allaire
Attorney In Fact

STATE TENNESSEE]
COUNTY OF DAVIDSON]

On this 19th day of August, 1999, before me personally appeared Teresa A. Starr Allaire to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Armand E. Allaire, II and acknowledged that she executed the same as the free act and deed of the said Armand E. Allaire, II. Said Power of Attorney is of record in Book 11630, page 216, Register's Office for Davidson County, Tennessee, being filed simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1999.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:
My Commission Expires
March 24, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me,

this the 19th day of August, 1999.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:
My Commission Expires
March 24, 2001

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Windsor Green, Phase II, Section II, a Planned Unit Development, of record in Plat Book 6900, page 549, as amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Teresa A. Starr, unmarried, by Deed from Wilma E. Miller, unmarried, of record in Book 8615, page 452, Register's Office for Davidson County, Tennessee.

T570 05/23 0101 03CHECK 523.75

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

BOOK 11630 PAGE 821

0627577
IDENTIF. # REFERENCE

99 AUG 23 PM 4:02
REGISTER
DAVIDSON CO. TN.

		CAMT
		137500.00
		CON TX 508.75
		PRFEE 1.00
		WDEED 12.00
		CFEE 2.00
		TOTAL 523.75
		CHECK 523.75
08/23/99	01	16:02 0001 9570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505575