Instr:200005310054098 Page: 1 OF 3
REC'D FOR REC 05/31/2000 2:23:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $603.10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 20 00

Notary Public

MY COMMISSION EXPIRES: March 31, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 103, Madison, Tn 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theron F. Hicks (NAME)	Crescent Mortgage c/o enlar (NAME)	MAP 26-2
501 Hanover Court (ADDRESS)	P. O. Box 986 (ADDRESS)	PARCEL 22
Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP)	Newark, NJ 07184-0597 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Edward Winfree and wife, Linda P. Winfree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theron F. Hicks and wife, Lucy M. Hicks

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 501 Hanover Court, Goodlettsville, Tn 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Witness our hand s this 30th day of May 20 00

John Edward Winfree

Linda P. Winfree

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 John Edward Winfree and wife, Linda P. Winfree

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of May 2002.

Commission expires March 3, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Windsor Green, Phase 2, Section 3, as of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to John Edward Winfree and wife, Linda P. Winfree by Warranty Deed from Thomas J. Brown and wife, Rhonda L. Brown of record in Book 10035, Page 770, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS AND BY-LAWS FOR WINDSOR GREEN HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6406, PAGE 929 AND BOOK 6406, PAGE 942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO DEDICATION OF COMMON AREA FOR WINDSOR GREEN HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7864, PAGE 369 AND SUBJECT TO SEWER EASEMENT TO CITY OF GOODLETTSVILLE OF RECORD IN BOOK 6117, PAGE 290 AND DEEDS OF DEDICATION TO MADISON SUBURBAN UTILITY DISTRICT FOR INSTALLATION AND MAINTENANCE OF WATER LINES OF RECORD IN BOOK 4377, PAGE 94; BOOK 6636, PAGE 824; BOOK 8139, PAGE 569 AND BOOK 7410, PAGE 996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS THEY MAY AFFECT SUBJECT PROPERTY.