THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Instr:200008040077507 Page: 1 OF 2
REC'D FOR REC 08/04/2000 9:54:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $125.80

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR MAP-PARCEL NOS. PAYMENT OF REAL PROPERTY TAXES:	
Kelvin Winrow, et ux 313 Cheyenne Blvd Madison, Tn. 37115	Same as New Owner	Map 7-14 Parcel 4 Field Book 10D 21634

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KELVIN WINROW and wife, KAREN WINROW, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 96 on the Final Plat of the Resubdivision of Lot 96, Grizzard Manor, Section Four, of record as Instrument No. 200007280074669, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John Paul Peay and wife, Lottie M. Peay, by deed from Goodlettsville Development Company, Inc., of record in Book 5168, page 163, Register's Office for said County. The said John Paul Peay died on November 16, 1988, at which time ownership and title to the said property became vested in his widow, Lottie M. Peay, as surviving tenant by the entirety. Lottie M. Peay died, testate, on January 5, 1993, leaving a Last Will and Testament dated October 1, 1990, which was filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Lottie M. Peay, deceased,* Docket No. 93P-273. The said Last Will and Testament of Lottie M. Peay, of record in Will Book 183, page 545, Probate Court for Davidson County, Tennessee, devises all of her estate, real, personal and mixed, to Wilford E. Bailey and wife, Phyllis Ann Bailey, including the real property, hereinabove described. The said Estate was closed on March 4, 1994. All debts and obligations owing by John Paul Peay and Lottie M. Peay have been fully paid and satisfied and there are no other persons, corporations, or other entities who have any interest, whatsoever, in the real property, hereinabove described.

INCLUDED in the above described Lot No. 96 on the Plan of Grizzard Manor, Section Four, but expressly EXCLUDED from this conveyance is the property described in a Right of Way Deed to the State of Tennessee of record in Book 6121, page 687, said Register's Office, more particularly and specifically described as follows, to-wit:

> Parcel No. 1 - Beginning at a point on the southeast corner of the John Paul Peay et ux property said point being on the present northeast right of way line of S. R. 11 on highway project 19032-2207-04; thence north westwardly 200 feet more or less along said present right of way line to a point; thence north 52 deg. 40 min. East 10 feet more or less along Peay's property line to a point on the proposed northeast right of way of S. R. 11 being 50 feet right at paper located station 164+80.12; thence south 48 deg. 48 min. 44 sec. East 197.60 feet along proposed right of way line to a point; thence south 41 deg. 11 min. 16 sec. West 8 feet more or less along the southeast property line of Peay to the point of beginning and containing 1,970 square feet.
>
> Parcel No. 2 - Beginning at a point on the proposed northeast right of way line of S.R. 11 on highway project 19032-220704; said point being 50 feet right at paper located station 163+1-; thence north 48 deg. 48 min. 44 sec. West 170.12 feet along said proposed right of way to a point ;thence north 52 deg. 40 min. East 42 feet more or less to a point 90 feet right at paper located station 164+71.99; thence south 04 deg. 56 min. 30 sec. West 37.2 feet to a point; thence south 48 deg. 48 min. 44 sec. East 140.0 feet to a point; thence south 41 deg. 11 min. 16 sec. West 10 feet to the point of beginning and containing 2,113 square feet.

SUBSURFACE SEWER SYSTEM EASEMENT: GRANTORS further convey to GRANTEES a permanent perpetual Subsurface Sewer System Easement across the property conveyed to Wallace Mitchell, a single man, by deed from the GRANTORS filed for record in Book 11718, page 753, said Register's Office, to serve the real property described above as Lot No. 96 on the Plan of Grizzard Manor, Section Four, which easement is more specifically and particularly described as follows:

> BEGINNING at a concrete monument, said monument being the most northwesterly corner of said Lot 96; thence S 40 deg. 57'24" W, 20.62' to a

point; thence N 34 deg. 58'50" W, 22.73' to a point; thence N 48 deg. 05'38"E, 501.25' to a point; thence N 47 deg. 28'46" E, 172.33' to a point; thence N 78 deg. 33'49" W, 114.89' to a point; thence S 87 deg. 20'10" W, 194.99' to a point; thence N 18 deg. 28'27" W, 74.60' to a point; thence N 86 deg. 33'16" E, 491.67' to an iron pin; thence S 48 deg. 05'38' W, 850.91' to the point of beginning containing 1.134 acres more or less.

The foregoing easement description was prepared from a survey by Tommy E. Walker R. L. S. #1465 dated July 1999 and labeled Drawing No. 091099.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1419 Springfield Highway, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Restrictive Covenants of record in Book 4872, page 893, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 4675, page 156, said Register's Office.

4. Right of Way conveyed to State of Tennessee in Book 6121, page 687, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

WILFORD E. BAILEY

PHYLLIS ANN BAILEY

"GRANTEES"

KELVIN WINROW

KAREN WINROW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, and KELVIN WINROW and wife, KAREN WINROW, 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, at office, this the 2nd day of August, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of August, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001