FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/01 14:19 2pgs
Fees:13.00 Taxes:473.60

20010724-0078423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 20 01

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Windsor	1st Trust Bank for Savings	MAP 85
(NAME)	(NAME)	
3205 Downeymeade Court	P.O. Box 17257	GROUP 7
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38187-0257	PARCEL 10
(CITY) (STATE) (ZIP)	(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, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~Patrick M. Sexton and wife~~, Nan H. Sexton, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Windsor and wife, Debra Windsor

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. 232 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 and 84, Register's Office for said County.

Said Lot No. 232 fronts 96.8 feet on the southeasterly side of Downeymeade Court and runs back between lines 221.2 feet on the northeasterly line and 144.43 feet on the southwesterly line to a dead line in the rear on which it measures 95.68 feet.

BEING the same property conveyed to Patrick M. Sexton and wife, Nan H. Sexton by deed from John B. Merritt and wife, Mary P. Merritt, of record in Book 3341, Page 238, Register's Office for said County. The said Patrick M. Sexton now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3066, Page 219 and Book 3127, Page 370, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 83 and 84, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3205 Downeymeade Court, Nashville, TN 37214
(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 my hand this 20th day of July, 20 01

Nan H. Sexton

Nan H. Sexton

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 Nan H. Sexton, a widow

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 at Nashville, Tennessee, this 20th day of July, 2001.

Commission expires 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ 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 _____ 20_____.

My commission expires _____

Notary Public