This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Gabriela Sanchez
334 Summit Ridge Circle
Nashville, TN 37215

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 06/12/03 09:42 2pgs
Fees:13.00 Taxes:440.30

20030612-0081192

MAP 131-5
GROUP B
PARCEL 334

MORTGAGEE:
Central Carolina Bank / NBC
212 W. Main St - Teer 2
Durham NC 27701

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Henry F. Winsted, Jr., married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Gabriela Sanchez**, hereinafter called the "GRANTEE", her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 334 as shown on the Plat of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, as amended in Book 6847, Page 122, said Register's Office.

Being the same property conveyed to Henry F. Winsted, Jr., unmarried by deed from Brian T. Turpin, unmarried of record in Instrument No. 200008020076565, Register's Office for Davidson County, Tennessee. The said Henry F. Winsted, Jr. being one in the same person as H. F. Winsted, Jr.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 334 Summit Ridge Circle, Nashville, Tennessee 37215.

Mary Ann Fair, wife of Henry F. Winsted, Jr. joins in this conveyance solely for the purposes of conveying all of her right, title, and interest in the subject property, marital or otherwise, to the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 30th day of May, 2003.

Henry F. Winsted, Jr. a/k/a H.F. Winsted, Jr.

Mary Ann Fair June 2, 2003

Mary Ann Fair

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Henry F. Winsted, Jr.***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

* a/k/a H. F. Winsted, Jr.

WITNESS my hand and official seal this 30th day of May, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Ann Fair.**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~30th~~ 2nd day of ~~May~~ June, 2003.

NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $119,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2003.

NOTARY PUBLIC

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/29/05