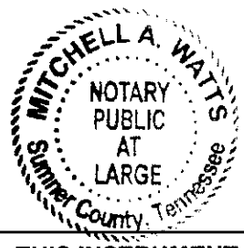
File Box 8

Davidson County DEEDWARR
Recvd: 04/16/04 12:52 2pgs
Fees:13.00 Taxes:832.50
20040416-0043123



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Patrick S. Winn	Countrywide Home Loans	141-12-B
7160 Bay Cove Trail	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37204	PARCEL 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***Two Hundred Twenty Five Thousand Dollars and Zero Cents ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph W. Redmond and wife, Wanda W. Redmond, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick S. Winn and wife, Veronica W. Winn, 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. 82 on the Plan of Southampton, Phase 5, of record in Plat Book 6900, page 217, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Joseph W. Redmond and wife, Wanda W. Redmond, by deed from Cindy L. Overstreet of record as Instrument No. 20001219-0124324 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to: Taxes for 2004 and subsequent years; the Plan, with Owner's Certificate, of record in Book 6900, page 217, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line; a 2.5 x 25 foot utility easement located on the southeasterly front corner of said lot; the Declaration of Covenants, Conditions and Restrictions of record in Book 7140, page 345, Book 6120, page 450, Book 6231, page 63, Book 5971, page 839, and By-laws in Book 6355, page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as 7160 Bay Cove Trail, Nashville, TN 37221

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 hands this 14th day of April, 2004.

Joseph W. Redmond

Wanda W. Redmond

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Joseph W. Redmond and Wanda W. Redmond, the bargainors, 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 Nashville, Tennessee this 14th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee