Davidson County DEEDWARR
Recvd: 07/14/04 12:46 2pgs
Fees:13.00 Taxes:587.91

20040714-0083873

WARRANTY DEED

G-UP-04-1116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,894.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, GROUP, PARCEL NUMBER
Amy Self Winkler	Union Planters Bank	
1116 Greenwood Avenue (ADDRESS)	(NAME) 1900 Charles Bryan Road (ADDRESS)	83-1-311
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOAN S. SASSER AND GLENN CAMERON SPAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY SELF WINKLER AND HUSBAND, ZACH WINKLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 2 on the Plan of Dr. E.T. Brown's Subdivision of the Sharpe Land as of record in Book 332, page 7, Register's Office for said County.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between lines 286 feet, more or less on the westerly line and 287 feet, more or less, on the easterly line to a line at the rear measuring 50 feet thereon.

Being the same property conveyed to Glenn Spain and wife, Marjorie A. Spain, by deed of record in Book 5360, page 950, said Register's Office. The said Marjorie A. Spain having predeceased Glenn Spain. Said Glenn Spain also known as Newton Glenn Spain bequethed said property to Joan S. Sasser and Glenn Cameron Spain by Last Will and Testament of record in Docket No. 04P-758, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1116 Greenwood Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of July, 2004.

Joan S. Sasser by Glenn Cameron Spain,
attorney-in-fact

Glenn Cameron Spain

STATE OF Tennessee
COUNTY OF Davidson

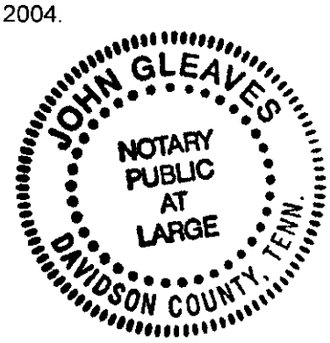
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Cameron Spain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Glen Cameron Spain, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joan S. Sasser and acknowledged that he/she executed the same as the free act and deed of the said Joan S. Sasser.

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903