03

Rolly Title
48-A

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-551572**

Davidson County DEEDWARR
Recvd: 07/26/04 07:53 3pgs
Fees:18.00 Taxes:407.00
20040726-0088686

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 28, 2004**, by and between **Paul M. Winters,** and wife, ~~XXXXXXXXXX~~ parties of the first part, and **Lynda C. Strickland**, party of the second part,
~~single person~~, Anita J. Winters

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NUMBER 33 OF BLOCK D ON THE PLAN OF WOODBINE COURTS, SECTION 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SIMMONS AVENUE AT THE CORNER OF LOT NUMBERS 32 AND 33; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 140 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO O. G. HARTMAN AND WIFE, BY DEED FROM W. C. WAGGONER, JR. AND WIFE, OF RECORD IN BOOK 1786, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID HARTMAN PROPERTY SOUTHWARDLY 109 FEET TO THE NORTHERLY MARGIN OF EAST TIMMONS AVENUE; THENCE WITH SAID AVENUE WESTWARDLY 91.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 50 FEET NORTHWESTWARDLY 77.4 FEET TO THE EASTERLY MARGIN OF SIMMONS AVENUE; THENCE WITH SAID AVENUE NORTHWARDLY 60.1 FEET TO THE BEGINNING.

Being the same property conveyed by deed from Angela Maria (Mirro) Shaia, unmarried, to Paul M. Winters and wife, Connie F. Winters in Book 7381, Page 598, and Quitclaim Deed of record conveying the interest of Connie J. Winters to Paul M. Winters in Book 8448, Page 21, Register's Office for Davidson County, Tennessee. Paul M. Winters having since married and Anita J. Winters hereby joins in this conveyance in order to convey any interest she may have in the property.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **119-14-0 072.00**

Improved OR
Unimproved property located at: **2922 Simmons Avenue, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul M. Winters

Anita J. Winters

STATE OF **TN**

COUNTY OF **WILLIAMSON**

*and wife, Anita J. Winters

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul M. Winters,** ~~a single person~~ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **June 28, 2004.**

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Lynda C. Strickland**

and Address: **2922 Simmons Avenue**
Nashville, TN 37211

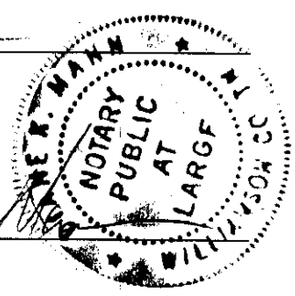
Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
7500 Park Granada
Calabasas, CA 91302-1613

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**110,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **June 28, 2004.**

Notary Public



My Commission Expires: 3/14/05