Davidson County DEEDWARR
Recvd: 05/09/05 08:50 2 pgs
Fees:13.00 Taxes:203.50
20050509-0051725

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kelvin L. Winrow
Karen S. Winrow
1312 Cheyenne Blvd
Madison, TN 37115

SEND TAX BILL:

Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 48-4
Parcel 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jack Nixon, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kelvin L. Winrow and wife, Karen S. Winrow**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Ole Orchard, Phase 2, as of record in Instrument No. 20010504-0046318, corrected by Surveyor's Certificate of Correction of record in Inst. No. 20011218-0139648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jack Nixon by deed from William T. Snyder and Cynthia G. Snyder, of record in Inst. No. 20040923-0114757, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3948 Lloyd Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of May, 2005.

Jack Nixon by Kevin Nixon, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, KEVIN NIXON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of JACK NIXON and who acknowledged that he executed the same as the free act and deed of JACK NIXON.

Witness my hand and official seal this 6th day of May, 2005.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 01/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009