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PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46440
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/28/05 14:03 2 pg
Fees:13.00 Taxes:714.10
20050628-0074348

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anne V. Zichterman 165 Hicks Road, #4 Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142-11-C-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$193,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy B. Winters , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anne V. Zichterman** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit 4 on the Plan of Aspen Heights of record in Book 9700, Page 312 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Timothy B. Winters by deed from G. Steven Hulen and wife, Janice D. Hulen of record in Document Number 200005110047817 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 312, said Register's Office, The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, page 698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 165 Hicks Rd., #4 Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2005.

Timothy B. Winters

Timothy B. Winters

State of TENNESSEE

County of DAVIDSON

On this 24th day of June, 2005 , before me the undersigned authority, personally appeared Timothy B. Winters , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTI W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Sworn and subscribed before me this the 24th day of June, 2005

My Commission Expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public