Box 56

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,750.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2005.

Patricia A Greer
Notary Public
My commission expires: 1/24/09

01-0511-24869

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gregory A. Winkler	Bank of America	75-07-0-116
4369 Baton Rouge Drive	9000 Southside Blvd.	
Hermitage TN 37076	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane Gibson Baxter, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gregory A. Winkler and wife, Lynn L. Winkler**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Highlands of Tulip Grove, Section I, of record in Book 4675, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Baxter and wife, Jane G. Baxter by deed from Kenneth F. Bargatze and wife, Margie A. Bargatze, dated July 10, 1978, of record in Book 5310, Page 126, Register's Office for Davidson County, Tennessee. Richard P. Baxter (erroneously referenced in subject deed as Richard B. Baxter) and Jane G. Baxter conveyed subject property to Jane Gibson Baxter by Quitclaim Deed, dated August 27, 1994, of record in Book 9451, Page 912, Register's Office for Davidson County, Tennessee. The said Jane Gibson Baxter is one and the same person as Jane G. Baxter.

Richard P. Baxter, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4369 Baton Rouge Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/21/05 15:45 2 pgs
Fees:13.00 Taxes:557.78
20051121-0140640

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 hand this 17th day of November, 2005.

Jane Gibson Baxter by
Richard P. Baxter, Attorney in Fact

Richard P. Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard P. Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jane Gibson Baxter and that he is authorized by Jane Gibson Baxter to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 17th day of November, 2005.

Notary Public

ROBERT J. AMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires June 7 2009

My Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard P. Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of November, 2005.

Notary Public

ROBERT J. AMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires June 7 2009

My Commission expires