Davidson County DEEDWARR
Recvd: 06/01/06 13:13 2 pgs
Fees:13.00 Taxes:110.63

20060601-0064495

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0605023

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$29,900.00**

Angel B. Putman
Affiant

Subscribed and sworn to before me, this
05/25/06

JEAN K PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN My Commission Expires

Jean K. Peterson
Notary Public
My commission expires: 01-15-08

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
R. Keith Putman 2834 Morgan Rd Joelton, TN 37080	New Owners	015 07 0 006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **E. Wayne Winters, Trustee, with full power to sell, mortgage, lease, convey, or otherwise dispose of said property without the joinder of any beneficiary, his heirs, successors, and assigns,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R. Keith Putman and Angel B. Putman husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 6 of The Winters Subdivision Sec. 1, Phase 1 of record in Plat of record at Instrument No. 200409270115999, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete property description.

BEING a portion of the same property conveyed to E. Wayne Winters, Trustee wth full power to sell, mortgage, lease, convey, or otherwise dispose of said property without the joinder of any beneficiary, by Deed from Anita K. Winters, recorded in Instrument No. 200011080111239, and re-recorded in Instrument No. 20011010011043, and re-recorded in Instrument No. 200102660117323, Register's Office for Davidson County, Tennessee.

This is unimproved property , known as Lot 6, Winters Subdivision Section 1, Phase 1 - 2834 Morgan Rd, Nashville, TN.

THIS conveyance is subject to:

1) Any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities.
2) Rrestrictive covenants and conditions of record for Three Springs Subdivision of record in Instrument No. 20040930-01117810, Register's Office for Davidson County, Tennessee and any further amendments thereof.
3) All other matters of record applicable to this property and all items set out on any applicable plat of record including Plat of record in Instrument No. 200409270115999, Register's Office for Davidson County, Tennessee.
4) Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

Init ABP Init RKP

E. Wayne

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, E. Wayne Winters, sign this Warranty Deed on this the 05/25/06.

E. Wayne Winters, Trustee

E. Wayne Winters, Individually

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Wayne Winters, Trustee** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 05/25/06.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires ~~May 28, 2006~~ May 2, 2010

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 2, 2010