WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $123,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2011.

Notary Public
My Commission expires: 11/7/2011 (Affix Seal)

CASEY FISHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 7, 2011

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zachary T. DeWall	U.S. Bank Home Mortgage	148-05-0-154.00
340 Margo Lane	4801 Frederica Street	
Nashville, TN 37211	, Owensboro, KY 42301	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zachary T. DeWall and Jennifer A. DeWall, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59 on the plan of Haywood Acres, Section One, of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 59 fronts 150 feet on the northwesterly side of Margo Lane and extends back 215.0 feet on the northeasterly line and an undisclosed distance on the southwesterly line, but which to scale measures 124.55 feet, to a dead line in the rear, measuring 164.7 feet thereon.

Being the same property conveyed to Windward Properties, Inc., from Wayne E. Parkhurst, Executor of the Estate of Fred E. Parkhurst, by deed on June 22, 2010, of record in Instrument Number 20100706-0052663, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit to show Grantee correctly as Winward Properties, Inc. in Instrument Number 20110127-0007575, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 17, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2928, page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **340 Margo Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 31, 2011.

Winward Properties, Inc.

By Tim E. King,
President

Davidson County DEEDWARR
Recvd: 02/01/11 15:57 2 pgs
Fees:13.00 Taxes:455.10
20110201-0009072

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of January, 2011, before me, appeared Tim E. King to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tim E. King acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Casey Keller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey Keller

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Keller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012