BOOK 5564 PAGE 657

1856

02/08 137.68- CHECK

WARRANTY DEED

FROM:	Robert A. Stanfield and wife, Penny S. Stanfield, Grantors	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Joel K. Janeway and wife, Beth Janeway, Grantees	

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

4907 Teton Drive
Old Hickory, Tennessee 37138

Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

65-5-56

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Nine Thousand Two Hundred Sixty + 43/100 Dollars ($ 49,260.43).

Affiant Joel K. Janeway

SUBSCRIBED AND SWORN TO before me, this the 8th day of February 1980.

Linda K. Wilson
Notary Public

My Commission Expires: 4-18-81

FOR AND IN CONSIDERATION OF the sum of Forty nine Thousand Two Hundred Sixty + 43/100 Dollars ($ 49,260.43) of which the Grantees have paid in cash the sum of Eleven Thousand Six Hundred Thirty Three + 70/100 Dollars ($ 11,633.70) and for the remainder of which they have assumed a loan with Third National Mortgage Company having an unpaid principal balance of Thirty Seven Thousand Six Hundred Twenty Six + 73/100 Dollars ($ 37,626.73), secured by a Deed of Trust of record in Book 5419, page 416, Register's Office for Davidson County, Tennessee, Robert A. Stanfield and Penny S. Stanfield, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Joel K. Janeway and wife, Beth Janeway, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 511 on the Plan of Sherwood Forest, Section 6, as of record in Book 4955, page 116, Register's Office for said County.
>
> Said Lot No. 511 fronts 114.25 feet on the northerly side of Teton Drive and extends back 139.65 feet on the easterly line and 107.59 feet on the westerly line to a dead line measuring 87.15 feet thereon.
>
> Being the same property conveyed to Robert A. Stanfield and wife, Penny S. Stanfield by deed from Johnson Homes, Inc. of record in Book 5419, page 413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the aforementioned Deed of Trust and to a 10-foot easement for 8" sewer line, a utility anchor easement, 10-foot easement for public utility and drainage purposes, 30-foot minimum building setback line from Teton Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 4955, page 116, Register's Office for said County; and restrictive covenants of record in Book 5206, page 578, Register's Office for said County. This conveyance is further subject to the lien for 1980 taxes which will be paid from the Escrow Account at Third National Mortgage Company, which Escrow Account is hereby assigned by the Grantors to the Grantees.

This is improved property, known as 4907 Teton Drive, Old Hickory, Tennessee 37138.

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.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as otherwise herein provided.

And Grantors do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8 day of February, 19 80.

Robert A. Stanfield
Robert A. Stanfield

Penny S. Stanfield
Penny S. Stanfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda K Hardy, a Notary Public in and for said County and State, the within named Robert A. Stanfield, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 19 80.

Linda K Hardy
Notary Public

My Commission Expires:

4-18-81

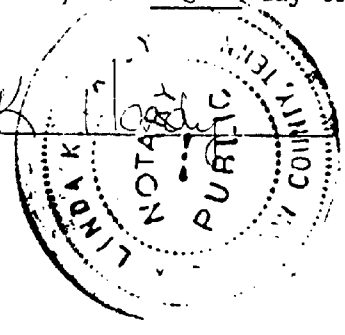
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda K. Hardy, a Notary Public in and for said County and State, the within named Penny S. Stanfield, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 19 80.

Linda K. Hardy
Notary Public



My Commission Expires:

4-15-81

F 7 5 8 2 3

RUSH

IDENTIF. REFERENCE

FEB 8 1 50 PM '80

FEE $ ZERO REGISTER
DAVIDSON COUNTY, TENN.

WHW/jaj/1-8-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5564 PAGE 660

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49260.43- CO
128.18 CO TX
.50 PRFEE
5.00 WDEED
CHECK 137.68-
1856A02/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 75823

IDENTIF. REFERENCE

FEB 8 1 50 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 741204