THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roy G. Standifer 4929 Briarwood Drive Nashville, TN. 37211	Singleton Mortgage Corporation 6263 Poplar, Suite 100 Memphis, TN. 38119	MAP 147-5 PARCEL 139 6DU-29195

WARRANTY DEED

BOOK 6490 PAGE 650

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILLIP R. DARBY and wife, CHRISTINE M. DARBY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY G. STANDIFER and wife, CONNIE G. STANDIFER

hereinafter called the Grantee, Grantee's heirs 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. 497 on the plan of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, and corrected in Book 2441, page 306, all in said Register's Office for said County.

SAID Lot No. 497 fronts 100 feet on the southwesterly margin of Briarwood Drive and extends back 212.7 feet on the northwesterly line and 285 feet on the southeasterly line to a broken line in the rear, measuring 161.9 feet thereon.

BEING the same property conveyed to Phillip R. Darby and wife, Christine M. Darby by deed from Richard Stephen Wells and wife, Amy C. Wells, of record in Book 5640, page 836, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2332, page 92, said Register's Office, and to the matters set forth in the above referenced plan of record, and to the easements and other matters of record in Book 5618, page 209, said Register's Office.

This is (un)improved property, known as 4929 Briarwood Drive, Nashville, TN. 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of February, 1985.

Phillip R. Darby

Christine M. Darby

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of February, 1985, before me personally appeared Phillip R. Darby and wife, Christine M. Darby, 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 that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6490 PAGE 651

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

Roy G. Standifer
Affiant

Subscribed and sworn to before me, this the 7th day of February, 19 85

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

FEB 11 12 20 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.8.2.3.8.7

352 02/11/85-08:50- CHECK

WARRANTY DEED

from:
Phillip R. Darby, et ux

to:
Roy G. Standifer, et ux

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 6490 Page 652

BOOK 6490 PAGE 652

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

70000.CO- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
0352A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 3 8 7

IDENTIF. REFERENCE T

FEB 11 12 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107773

652