BOOK 7769 PAGE 326 Map/Parcel 050-10-0 073.00

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This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
Mr & Mrs Phillip Stinson
219 Highway 96 N
Fairview, TN 37062

New Owner:
Mr. & Mrs. Phillip Stinson
219 Highway 96 N
Fairview TN 37062

Mortgagee:
Sovran Bank Central South
Public Square
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, KENNETH E. BRISON and JAMES ALLEN, Grantor, have bargained and sold and by these presents do transfer and convey unto PHILLIP LARRY STINSON, JR. and wife, TERESA H. STINSON, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 61, Unit A, Section 3, on the Plan of Chesapeake Homes, of record in Book 5200, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> This is improved property known as 3305 Chesapeake Circle, Nashville, Tennessee 37207.
>
> Being the same property conveyed to Kenneth E. Brison and James Allen by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7617, Page 673, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantee that WE are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Restrictive covenants contained in instruments of record in Book 6285, page 885, and Book 6349, page 499, said Register's Office; (2) The Plan of record in Book 5200, page

770, said Register's Office; (3) Master Deed and Bylaws of record in Book 6027, page 860, said Register's Office as rerecorded in Book 6072, page 207, said Register's Office; (4) Charter of Chesapeake Homes Association, Inc., of record in Book 6031, page 486, said Register's Office; (5) Subject to Horizontal Property Act of Tennessee; and (6) 1989 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

AND WE, Helen V. Brison, wife of Kenneth E. Brison and Mattie R. Allen, wife of James Allen hereby transfer and convey to Grantee any and all interest which we may have in the above-described property, whether by reason of marriage or otherwise.

WITNESS our hand(s) on this the 31st day of January, 1989.

0 7 8 U U

FEB 9 8 20 AM '89

Kenneth E Brison
KENNETH E. BRISON

Helen V. Brison
HELEN V. BRISON

James Allen
JAMES ALLEN

Mattie R. Allen
MATTIE R. ALLEN

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Marilyn McGee a Notary Public of said County, KENNETH E. BRISON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1989.

Marilyn McGee
NOTARY PUBLIC

My Commission Expires: 3-29-92

STATE OF TENNESSEE)
)
COUNTY OF Williamson

Personally appeared before me, Marilyn McGee, a Notary Public of said County, JAMES ALLEN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1989.

Marilyn McGee
NOTARY PUBLIC

My Commission Expires: 3-29-92

5801 02/09 0101 03CHECK 115-10

STATE OF TENNESSEE)
)
COUNTY OF Williamson

Personally appeared before me, Marjorie Lankford, a Notary Public of said County, HELEN V. BRISON, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1989.

Marjorie Lankford
NOTARY PUBLIC

My Commission Expires: March 29, 1989

STATE OF TENNESSEE)
)
COUNTY OF Williamson

Personally appeared before me, Marjorie Lankford, a Notary Public of said County, MATTIE R. ALLEN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1989.

Marjorie Lankford
NOTARY PUBLIC

My Commission Expires: March 25, 1989

STATE OF Tennessee)
)
COUNTY OF Williamson

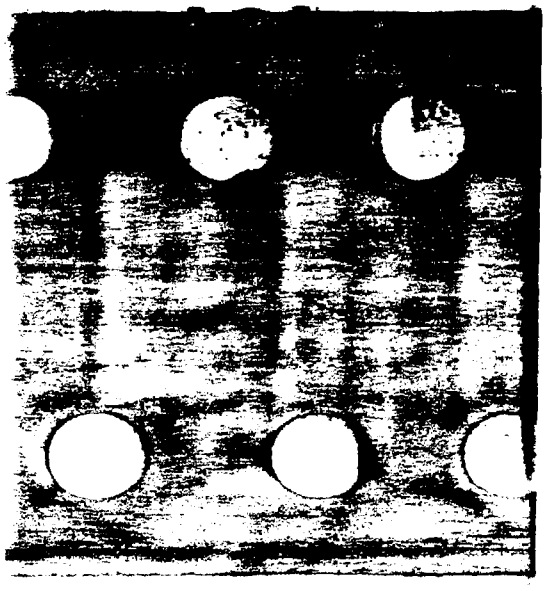
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY TWO THOUSAND AND NO/100 DOLLARS ($32,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

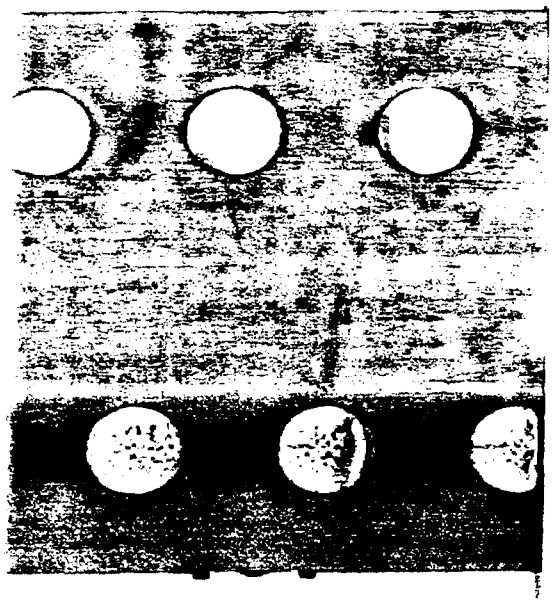
Phyllis Stewart
AFFIANT

Sworn to and subscribed before me this 31st day of January, 1989.

Marilyn McGee
NOTARY PUBLIC

My Commission Expires: 3-29-92





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 329

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT 32000.00	
			CON TX 105.60	
			PRFEE 0.50	
			WDEED 9.00	
			TOTAL 115.10	
			CHECK 115.10	
02/09/89	01		08:24 0001 5801	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07808

FEB 9 8 20 AM '89

No. 180289