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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (lh) (Title No: 30995)
Dav. Co. File: Box 8

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Affiant

Sworn and subscribed before me this 11th day of July, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Sam E. Stansbury
5039 Hillsboro Road #160
Nashville, TN 37215

MORTGAGEE:
Marine Midland Bank, N.A.
300 Pearl Street
Buffalo, NY 14202

MAP-PARCEL NUMBERS
Map 131-05-A-160

WARRANTY DEED

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, the undersigned **Saul A. Honigstein and spouse, Susan B. Honigstein,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sam E. Stansbury and spouse, Shirley L. Stansbury,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 160 on the Plan of Jefferson Square Townhomes, Sec.1, of record in Book 4675, Page 298, Register's Office for Davidson county.

Being the same property conveyed to Saul A. Honigstein and Susan B. Honigstein by deed from William H. Proctor and wife, of record in Book 7339, Page 590, said Register's Office.

This instrument is executed on behalf of Saul A. Honigstein and Susan B. Honigstein by Mary Sue Dietrich as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assumet the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in book 7339, Page 594 and assigned to Marine Midland Mortgage Servicing Corporation, of record in Book 7667, Page 247, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

30429

IDENTIFICATION REFERENCE

Jul 12 1 48 PM '91

FILED & RECORDED

1201 07/12 0101 03CHECK 395.50

This is improved property, known as: 5039 Hillsboro Road #160, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 11th day of July, 1991.

Saul A. Honigstein
by Mary Sue Dietrich, Attorney-in-Fact

Susan B. Honigstein
by Mary Sue Dietrich, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 11th day of July, 1991, before me the undersigned authority, personally appeared Mary Sue Dietrich, 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 the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

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 **Mary Sue Dietrich**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Saul A. Honigstein and Susan B. Honigstein**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of July, 1991.

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Saul A. Honigstein and Susan B. Honigstein

TO: Sam E. Stansbury and Shirley L. Stansbury

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Mary Sue Dietrich

Mary Sue Dietrich, Affiant

Sworn to and subscribed before me this

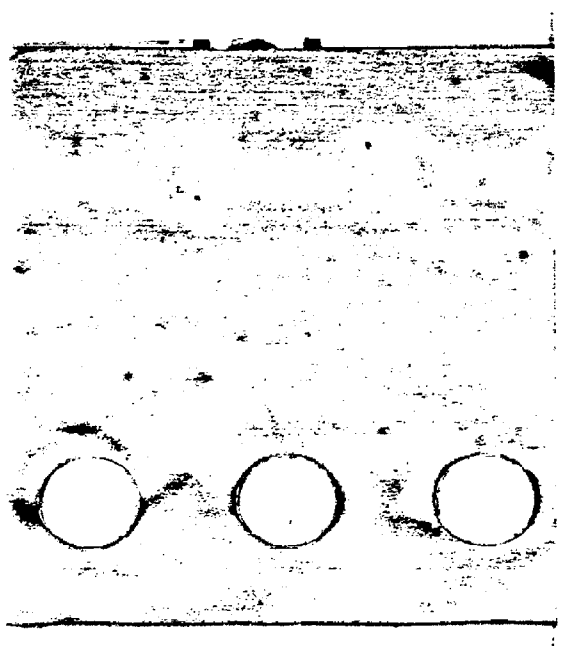
11th day of July, 1991.

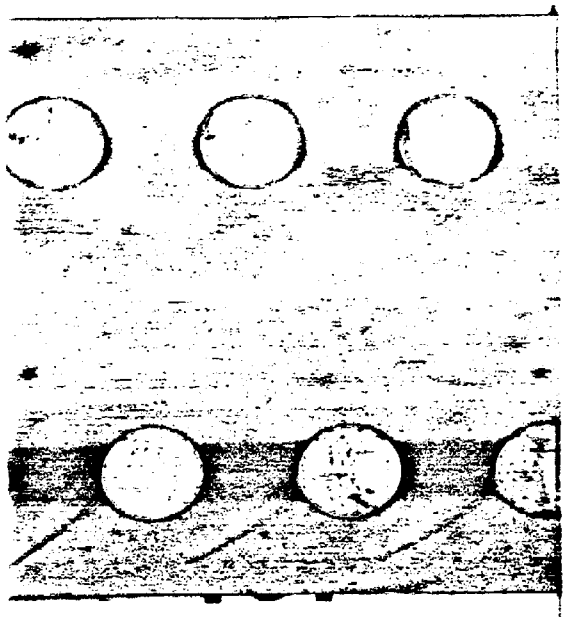
PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

JC
AN
11
NA





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 6.00
TOTAL 395.50
CHECK 395.50

07/12/91 01 13:51 0001 1201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30429

IDENTIFICATION REFERENCE

JUL 12 1 48 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 440223

E
F