Bk 62
(Jeff)

BOOK 8636 PAGE 285

This instrument prepared by:
SHERRARD & ROE
424 Church street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.:
H. Carlton Stinson and Angela S. Stinson 1120 Tyne Boulevard Nashville, Tennessee 37220	Third National Bank 201 Fourth Avenue North Nashville, Tennessee 37219	145-03-0 #013

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Seven Thousand Five Hundred and No/100 Dollars ($327,500.00) cash in hand paid and other good and valuable consideration, Ann McClellan Longhurst (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto H. Carlton Stinson and wife, Angela Stinson (hereinafter collectively referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns, certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Map of Lealand Manor, as of record in Book 974, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Ann McClellan Longhurst by deed from Dr. Edmund W. Benz and wife, Elizabeth McElroy Benz of record in Book 7973, page 202, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1120 Tyne Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belong to the said Grantee, their heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1992 and subsequent years;

2. Subject to all matters shown on the Plan of record in Plat Book 974, page 74, Register's Office for Davidson County, Tennessee ("RODC");

3. Subject to restrictions and conditions of record in Book 1129, page 241, RODC.

Grantor further covenants and binds herself, her heirs and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

Robert R. Longhurst, IV, joins in the execution of this Deed for the purpose of conveying any and all marital rights, if any, in and to the Property described above.

13970

IDENTIF. TREFERENCE

MAY 28 2 32 PM '92

IN TESTIMONY WHEREOF, the undersigned have set their hands, this 28th day of May, 1992.

Ann McClellan Longhurst

Robert R. Longhurst, IV

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jana O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared Ann McClellan Longhurst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of May, 1992.

Jana O. Yeary
Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jana O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared Robert R. Longhurst, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of May, 1992.

Jana O. Yeary
Notary Public

My Commission Expires:
1-23-93

0925 05/28 0101 03CHECK 1221-75

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Three Hundred Twenty-Seven Thousand Five Hundred and No/100 Dollars ($327,500.00) and no other monetary consideration.

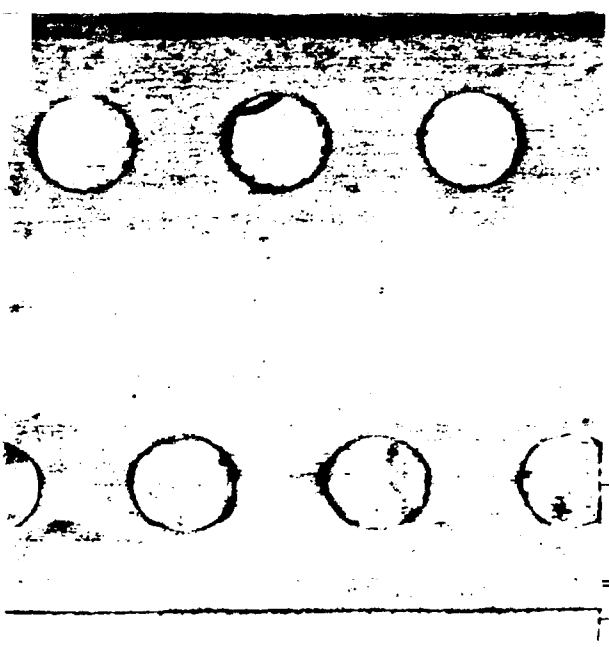
Ann McClellan Longhurst

Sworn to and subscribed before me
this 28th day of May, 1992.

Jana O. Yeary

My Commission Expires:
1-23-93

DEED:LONGHURST - 24845
1895 - 2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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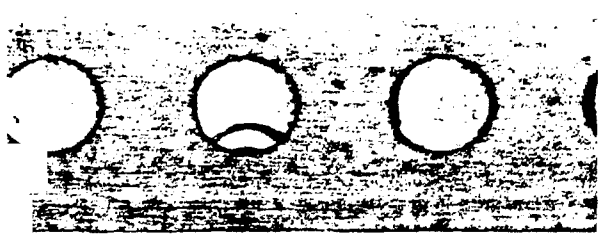
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
327500.00
CON TX 1211.75
PRFEE 1.00
WDEED 9.00
TOTAL 1221.75
CHECK 1221.75

05/28/92 01 14:30 0001 0925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



I 3 9 7 0

IDENTIF. REFERENCE

MAY 28 2 32 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 535074