THIS INSTRUMENT PREPARED BY:
MADISON TITLE COMPANY
BOBBY D. DAVIS, ATTORNEY
P.O. BOX 1368
MADISON, TENNESSEE 37116

BOOK 8674 PAGE 489

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristine R. Stearns, et al	SAME	104-5-28
(NAME)	(NAME)	
109 38th Ave North		25WO8005
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars no/100's---------- ---------- ($10.00) ---------- *Dollars,*

Cash in hand by the Grantees herein, and other good and valuable considerations the receipt of ehich is hereby acknowledged.

George F. Brandt

have this day bargained and sold, and do hereby transfer and convey unto the said Kristine R. Stearns, Charles R. Stearns and Mary L. Stearns, as Tenants in Common with Right of Survivorship.

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Map of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

SAID Lot No. 112 fronts 50 feet on the westerly side of 38th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to George F. Brandt by Quitclaim Deed from Joseph Ray Wood, Trustee, of record in Book 6089, page 346, Register's Office for Davidson County, Tennessee.

Susan Brandt , wife of George F. Brandt, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future may have in subject property, especially her marital rights.

This conveyance is subject to any and all existing easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me this the 11th *day of* July *19* 92

Affiant Kristine R Stearns

My commission expires: 9-16-95 *(Affix Seal)*

Notary Public Linda Reeves

This is improved (X) unimproved ( ) property, known as 109 38th Ave. North, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. 1992 taxes are assumed by the Grantees

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 11 *day of* July *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GEORGE F. BRANDT

SUSAN BRANDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* George F. Brandt and wife, Susan Brandt

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 11 *day of* July, 1992.

Notary Public

Commission expires 1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

4997 07/13 0101 03CHECK 271.70

WARRANTY DEED

FROM

GEORGE F. BRANDT

TO

KRISTINE R. STEARNS ,

CHARLES R. STEARNS &

MARY L. STEARNS, AS TENANTS IN COMMON

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

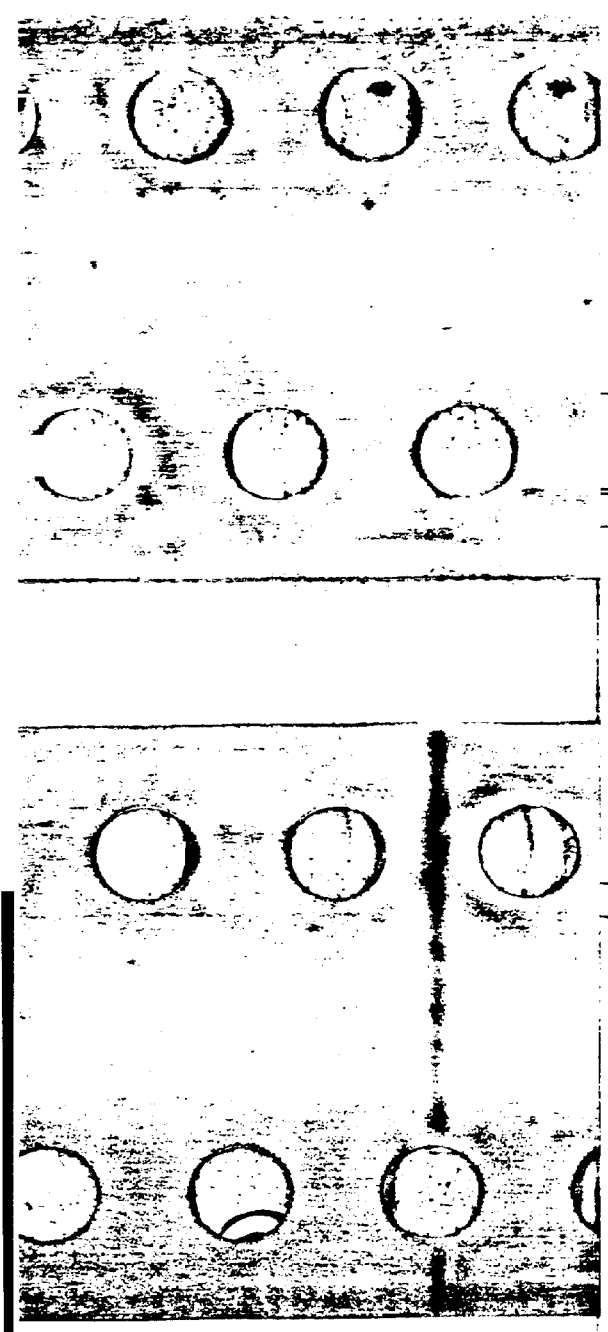
PICK-UP

IDENTIF. REFERENCE

27084

FILED & RECORDED IN REGISTER DAVIDSON COUNTY TN.

JUL 13 1 00 PM '92



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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

07/13/92 01 13:01 0001 4997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27084

IDENTIF. REFERENCE

JUL 13 1 00 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 549747