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: (kd) (Title No: 32903)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 71000.00

John H. Lunsford
Affiant

Sworn and subscribed before me this
16th day of March, 1993.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John H. Lunsford Stella K. Lunsford 465 Annex Avenue Nashville, Tennessee 37209	Peoples Bank P. O. Box 734 Dickson, Tennessee 37056	90-15 54

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 **William Luther Stinson and Harold Jerry Stinson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Lunsford and spouse, Stella K. Lunsford,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 285 on the plan of Charlotte PArk, Section Eleven, of record in Book 2900, Pages 79 and 80, Register's Office for said County.

SAID Lot No. 285 fronts 73 feet on the westerly margin of Annex Avenue and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Zachariah H. Stinson and wife, Verda Stinson by deed from C. P. Lynch and wife, Margaret Lynch of record in Book 3225, Page 435, said Register's Office. The said Verda Stinson having predeceased Zachariah H. Stinson and the Will of Zachariah H. Stinson of record in Will Book 165, Page 81, Probate Court Clerk's Office having devised subject property to William Luther Stinson and Harold Jerry Stinson.

SUBJECT to Rights, conditions, obligations and restrictions in regard to the use of a sewerage system stated in agreement between Consolidated Development, Inc. and the City of Nashville, recorded in Book 2593, Page 566, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 465 Annex Avenue, Nashville, Tennessee 37209

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 16th day of March, 1993.

William Luther Stinson
William Luther Stinson

Harold Jerry Stinson
Harold Jerry Stinson

State of Tennessee
County of Davidson

On this 16th day of March, 1993, before me the undersigned authority, personally appeared **William Luther Stinson** and **Harold Jerry Stinson**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public

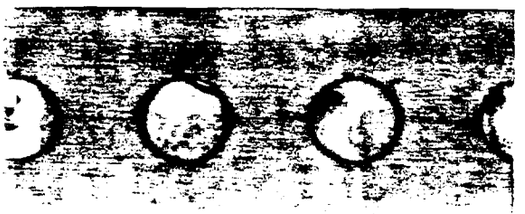
BOOK 8883 PAGE 342

00879

IDENTIFICATION REFERENCE

MAR 17 9 22 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8889 PAGE 343

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
			DAM	72000.00
			CON TX	252.72
			PRFEE	1.00
			MISC	3.00
			CO TX	72.72
			PRFEE	1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087.9

IDENTIFICATION REFERENCE

MAR 17 9 22 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.630639