BOOK 9940 PAGE 81

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

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49469

THIS INDENTURE, made and entered into as of the **30th** day of **July, 1993** by and between

Jerry Kenneth Tallman and Vickie L. Tallman, Husband and wife ,

hereinafter referred to as Grantor, and

Larry W. Chandler and Eleanor A. Chandler, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hedgewood Hills, Section 1, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 97.19 feet on the northerly side of Vanoke Drive and extends back on the easterly line 429.3 feet and 336.0 feet on the westerly line to a line in the rear on which it measures 181.0 feet.

Being the same property conveyed to Jerry Kenneth Tallman by and wife, Vickie L. Tallman by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell of record in Book 5085, page 655, Register's Office, Davidson County, Tennessee.

DEED TAX 349.40

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 2900, page 135; setback lines and easements, all of record in the Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jerry Kenneth Tallman
Jerry Kenneth Tallman

Vickie L. Tallman
Vickie L. Tallman

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jerry Kenneth Tallman and Vickie L. Tallman, Husband and wife** , the within named bargainors, 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, at office, this **30th** day of **July, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$92,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

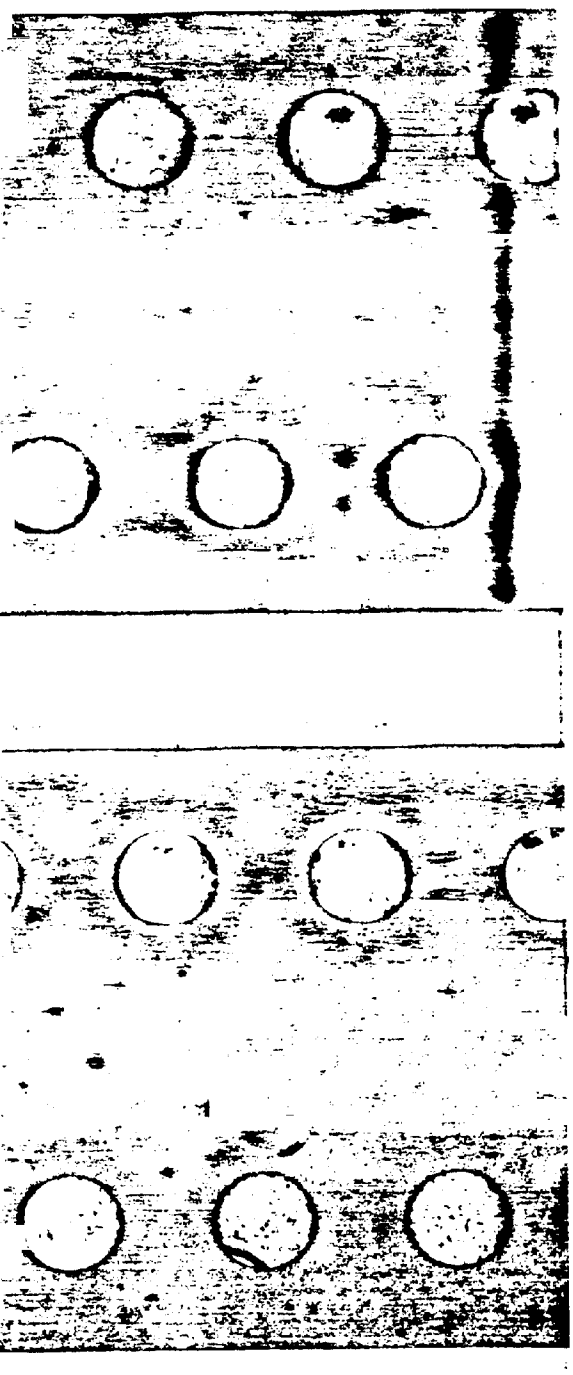
Affiant

Subscribed and sworn to before me this **30th** day of **July, 1993**.

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Third National Bank P.O. Box 305110 Nashville, TN 37230-5110	714 Vanoke Drive Nashville, TN 37115 MAP PARCEL NUMBER 42-13-29



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9040 PAGE 83

FOR _____

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

08/06/93 01 14:27 0001 6988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49469
IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

No. 683363