After Recording, Return To:
Anderson & Jordan Escrow Co., Inc.
2323 Crestmoor Rd.
Nashville, Tn. 37215

56

This instrument prepared by:
John B. Link III
Suite 2828, Stouffer Tower
611 Commerce Street
Nashville, Tennessee 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barbara Halverstadt 3008 Medial Avenue Nashville, TN 37216	Same	117-2-104

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollar ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, HUGH F. HALVERSTADT ("Grantor") has this day bargained and sold, and does hereby transfer and convey to BARBARA H. HALVERSTADT ("Grantee"), a single person, her heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee being Lot No. 18 of Block 4, of the Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

SAID Lot No. 18 fronts 100 feet on the easterly side of Medial Avenue, and extends back between lines 170.2 feet on the northerly side, and 181.7 feet on the southerly side, to a dead line in the rear, measuring 154 feet thereon.

BEING the same property conveyed to Hugh F. Halverstadt by, Barbara H. Halverstadt by Quitclaim Deed, as of record in Book 9406, Page 205 Register's Office, Davidson County, Tennessee.

This conveyance is subject to the plan of record in Book 974, page 24, Register's Office for said County, shows a 65-foot building setback line from Medial Avenue.

This being improved property known as 3008 Medial Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

And now, I, the said HUGH F. HALVERSTADT, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby warrant and convey my property interest unto BARBARA H. HALVERSTADT, her heirs, and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 7th day of September, 1994.

Hugh F. Halverstadt
HUGH F. HALVERSTADT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of September, 1994, before me personally appeared HUGH F. HALVERSTADT to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires MAY 23, 1998

Sandy King
NOTARY PUBLIC

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $194,700.

Barbara H. Halverstadt
AFFIANT

SUBSCRIBED TO BEFORE ME, THIS 7th DAY OF September, 1994.

Sandy King
NOTARY PUBLIC

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998

My Commission Expires: _____

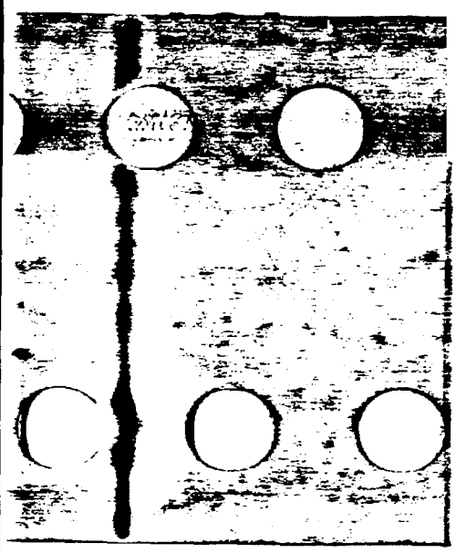
92149

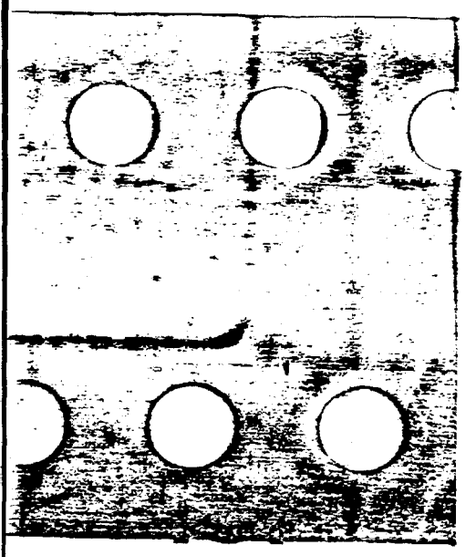
IDENTIF. ↑ REFERENCE

94 SEP 19 PM 1:14

FELIX Z. ... REGISTER
DAVIDSON COUNTY

4759 09/19/01 03CHECK 729.50





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

RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 34

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92149
IDENTIF. ↑ REFERENCE

94 SEP 19 PM 1:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

	194700.00
DON TX	720.39
PRFEE	1.00
WDEED	8.00
TOTAL	729.39
CHECK	729.39

09/19/94 01 13:12 0001 9799

No. 836110