31411

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 FEB -3 AM 10: 18

DAVIDSON COUNTY, TN. REGISTER

W & I Ref: (kd) Title No: 36070
Dav. Co. File: Box 8

pam 9588 PG 1

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory B. Lanford Brigitte B. Lanford 3715 West End Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-9-188

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 **Billy N. Sherrill and spouse, Charlene E. Sherrill,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory B. Lanford and spouse, Brigitte B. Lanford,** 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. 5 of Block "B" on the Map of Bransford Realty Company's Golf & Country Club Subdivision, of record in Book 332, Page 152, said Register's Office.

SAID Lot No. 5 fronts 100 feet on the southerly side of West End Avenue and runs back between parallel lines with the easterly margin of Lornard Street, 190 feet to a dead line.

BEING the same property conveyed to Billy N. Sherrill and spouse, Charlese E. Sherrill by deed from John W. Haley and spouse, Julie E. Haley of record in Book 8208, Page 317, Register's Office for said County.

This instrument is executed on behalf of Billy N. Sherrill by Charlene E. Sherrill as Attorney in Fact pursuant to a Power of Attorney of record in Book 8065, Page 758, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3715 West End Avenue, Nashville, Tennessee 37205

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,

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlene E. Sherrill**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Billy N. Sherrill**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Billy N. Sherrill and Charlene E. Sherrill

TO: Gregory B. Lanford and Brigitte B. Lanford

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Charlene E. Sherrill

Charlene E. Sherrill, Affiant

Sworn to and subscribed before me this

31st day of January, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 31st day of January, 1995.

Billy N. Sherrill

Billy N. Sherrill, By: Charlene E. Sherrill, Atty-In-Fact

Charlene E. Sherrill

Charlene E. Sherrill

State of Tennessee
County of Davidson

On this 31st day of January, 1995, before me the undersigned authority, personally appeared **Charlene E. Sherrill**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 900000.00

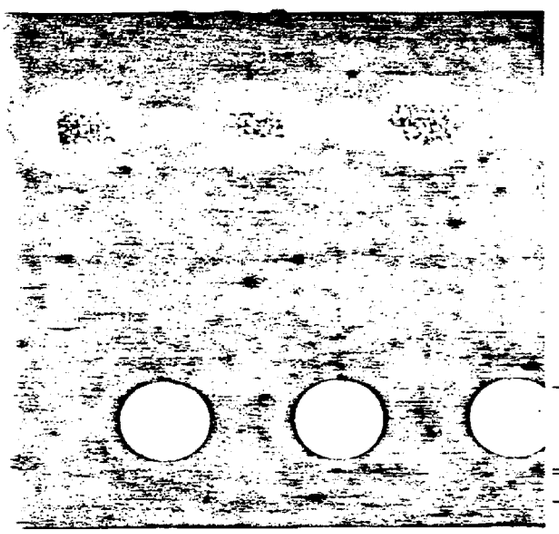
Affiant

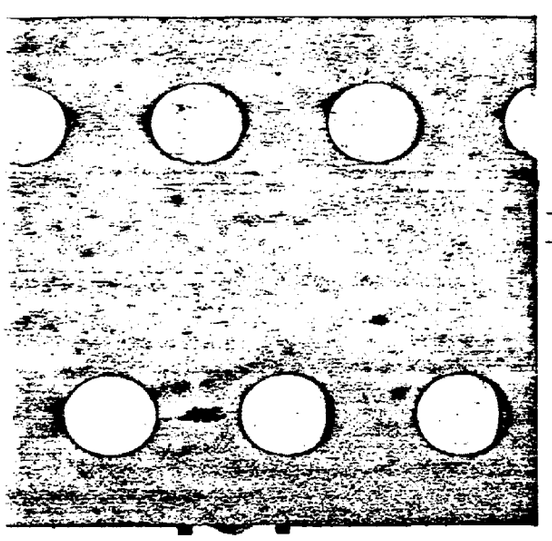
Sworn and subscribed before me on the 31st day of January, 1995.

Notary Public

My Commission Expires: 9-16-95

3732 02/03 0101 03CHECK 3343.00





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

RECEIVED OF _____

FOR _____

BOOK 9588 PG 4

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	
				900000.00
			CON TX	3330.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	3343.00
			CHECK	3343.00
02/03/95	01		10:18 0001	8732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31411
IDENTIF. # REFERENCE

95 FEB -3 AM 10:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 878482