BOOK 9589 PG 530

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Roderick A. Jeffries
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY J. STANFORD (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 161-10-0-A
5229 Cardiff Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 139CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	FB #06DU-81392

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD JAY WYATT AND WIFE, BETHANY ANNE WYATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY J. STANFORD AND FANNIE J. BROWN, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 115, on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Devepment, as of record in Book 6250, Page 169, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard Jay Wyatt and wife, Bethany Anne Wyatt, by Deed from Timothy M. Osborne and wife, Sandra B. Osborne, of record in Book 7759, Page 202, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, Page 11, and as amended in Book 6398, Page 495, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

32097

IDENTIFICATION REFERENCE

95 FEB -6 AM 10:46

P#2 02/06 01:01 03CHECK 315.73

unimproved ( )
This is improved (X) property, known as 5229 Cardiff Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 27th day of January 19 95

Richard Jay Wyatt
RICHARD JAY WYATT

Bethany Anne Wyatt
BETHANY ANNE WYATT

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 RICHARD JAY WYATT AND WIFE, BETHANY ANN WYATT

the 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 Brentwood, Tennessee, this 27th day of January, 19 95.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 9/16/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

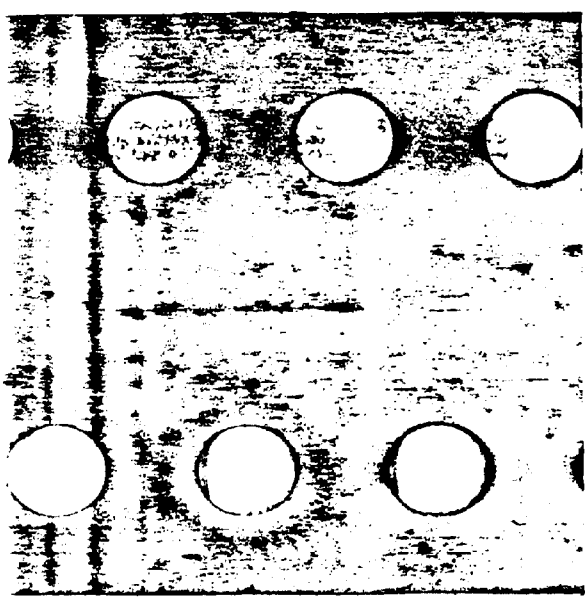
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

OCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

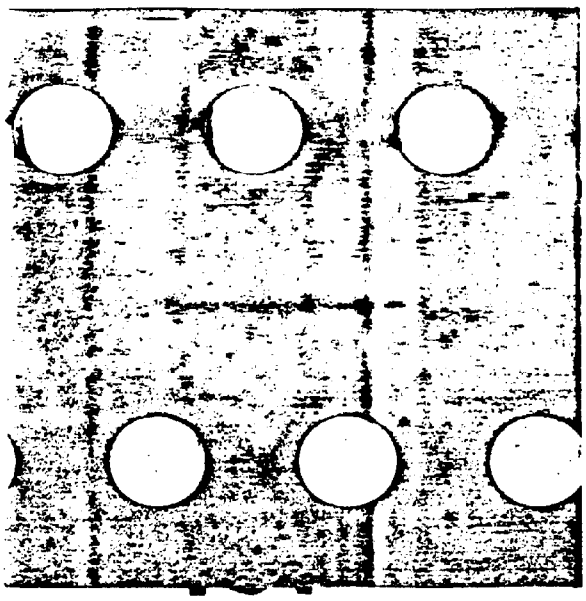
RECEIVED OF _____

FOR _____

BOOK 9589 PG 532

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	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
TOTAL	315.73
CHECK	315.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9462

32097
IDENTIFICATION REFERENCE

95 FEB -6 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

No. 879207