Box36

35391

IDENTIFICATION REFERENCE

95 FEB 21 PM 12:16

REGISTER
DAVIDSON CO. TN.

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9598 PG 795

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Frederick C. Stanford
Stephanie A. Stanford
7205 South Colony Drive
Nashville, TN

Send Tax Bills To:
Union Planters Bank of Middle Tennessee
P. O. Box 3137
Memphis, TN 38173-0137

Street Address of Subject Property:	**Map-Parcel No:**
7205 South Colony Drive **Nashville, TN**	**155-08-0B-075.00CO**

3082 02/21 0101 03CHECK 605.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Boatmen's Bank of Tennessee, Successor Trustee under agreement with Ellen F. Stempfel,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Frederick C. Stanford and wife, Stephanie A. Stanford hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 75, South Colony at Riverbend, Phase I, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Boatmen's Bank of Tennessee, Successor Trustee under the agreement with Ellen F. Stempfel by Quitclaim Deed from Nationsbank of Tennessee, N.A., Trustee under agreement with Ellen F. Stempfel for Lawrence of record in Book 9422, Page 993, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> Covenants, Conditions and Restrictions of record in Book 7199, Page 119; all matters as shown on the recorded plat referred to abvoe and all zoning regulations, setback lines, if

any, easements and rights of way for public utilities applicable to the lot in question. 1995 Taxes to be prorated and assumed by the Grantee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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 itself, its successors and representatives to warrant and defend the title to the said land to the GRANTEES, its successors and assigns, against the lawful claims of all parties claiming by or through GRANTOR, but not otherwise.

It is expressly agreed and understood that the within named Trustee is not and shall not be personally or individually liable upon any covenants or warranties, express or implied, in and by this instrument, and further, that all liability of said Trustee, as such, under any such covenants or warranties is and shall be limited to the assets of the trust estate held by them as such Trustee at the time any such liability is asserted.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized office on this the 15th day of February, 1995.

Boatmen's Bank of Tennessee,
Successor Trustee under agreement
with Ellen F. Stempfel

BY: Leanne McCullough
LEANNE MCCULLOUGH

BOOK 9598 PG 797

STATE OF Tennessee]

COUNTY OF Shelby]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared LEANNE MCCULLOUGH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Assistant Vice President of Boatmen's Bank, the within named bargainor, and that as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Memphis, Tennessee, this 15th day of February, 1995.

Martha Ray
NOTARY PUBLIC
My commission expires: 7-10-97

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00.

Frederick C. Stafford
Affiant

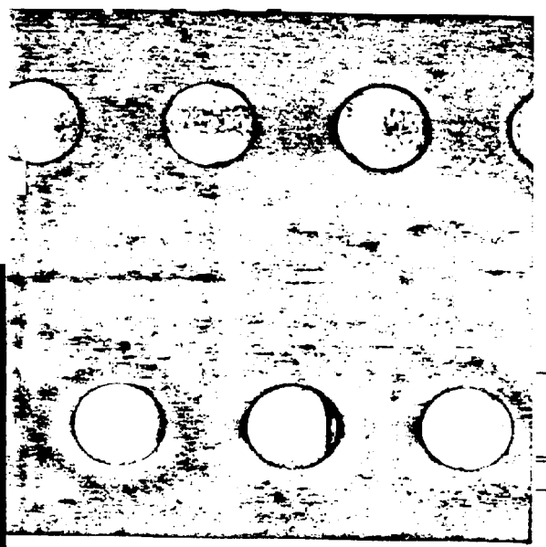
Subscribed and sworn to before me, this the 20th day of February, 1995.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
J[illegible]38
STATE OF TENNESSEE

\dab\War2.ded



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

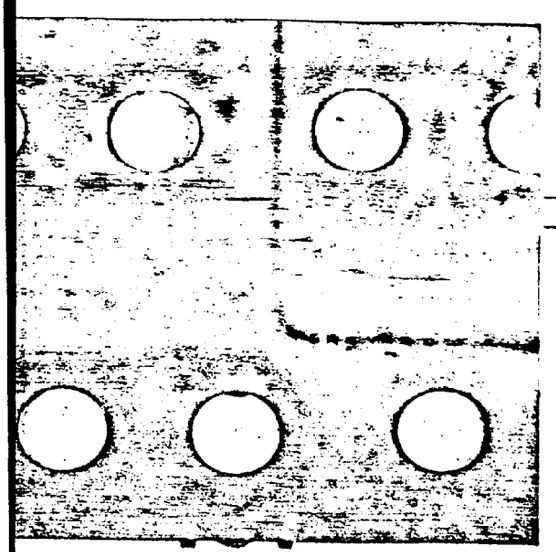
RECEIVED OF _____

FOR _____

BOOK 9598 PG 798

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/95 01 9615 9001 3082

35391
IDENTIF. & REFERENCE

95 FEB 21 P1:12:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882777