BOOK 9712 PG 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 19 95

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM H. WARREN (NAME)	BRENTWOOD NATIONAL BANK (NAME)	104-5-28
109 38TH AVENUE NORTH (ADDRESS)	5110 MARYLAND WAY, SUITE 100 (ADDRESS)	25W-08005
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, KRISTINE R. STEARNS* AND CHARLES R. STEARNS AND WIFE, MARY L. STEARNS

* UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM H. WARREN AND WIFE, DAWN BROWN WARREN

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. 112, on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kristine R. Stearns, Charles R. Stearns, and Mary L. Stearns, as Tenants in Common with Right of Survivorship, by deed from George F. Brandt, of record in Book 8674, page 489, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated June 12, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

0073351 IDENTIF. ↑ REFERENCE

95 JUN 26 AM 11:05
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 109 38TH AVENUE NORTH, NASHVILLE, TN 37209
(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 my hand this 23rd day of June 19 95

Kristine R Stearns
KRISTINE R. STEARNS

CHARLES R. STEARNS
By: Charles R Stearns
KRISTINE R. STEARNS, ATTORNEY-IN-FACT
by Kristine R Stearns
Atty-in-fact

MARY L. STEARNS
By: Mary L Stearns
KRISTINE R. STEARNS, ATTORNEY-IN-FACT
by Kristine R. Stearns
Atty-in-fact

[redacted]

BOOK 9712PG 46

ST. E OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRISTINE R. STEARNS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23rd day of June 19 95.

Commission expires November 25, 1995

J. PHILLIP JONES Notary Public

J. PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personaliy 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, and 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

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 KRISTINE R. STEARNS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CHARLES R. STEARNS AND WIFE, MARY L. STEARNS, as their Attorney-in-Fact, as the free act and deed of the within named CHARLES R. STEARNS AND WIFE, MARY L. STEARNS.

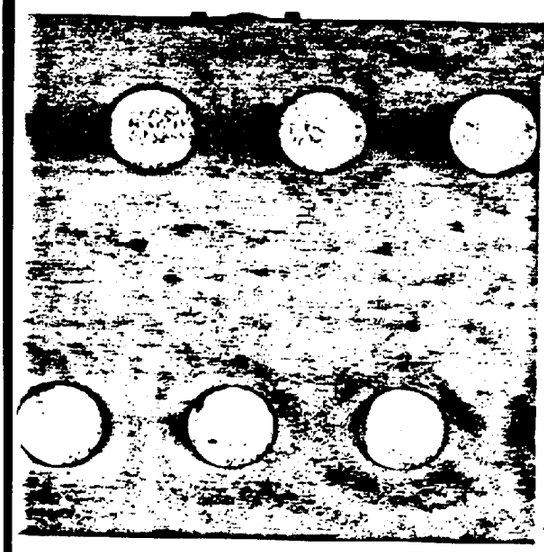
WITNESS my hand and official seal at Nashville, Tennessee, this 23RD day of JUNE 1995.

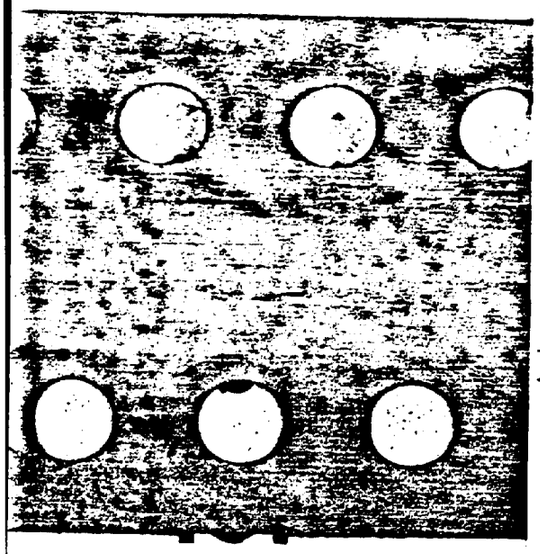
My Commission Expires: 11/25/95

NOTARY PUBLIC J. PHILLIP JONES

J. PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4875 06/26 0101 03CHECK 337.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9712 PG 47

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 88900.00
CON TX 328.93
PRFEE 1.00
MDEED 8.00
TOTAL 337.93
CHECK 337.93

06/26/95 01 11:05 0001 4875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073351
IDENTIF. ← REFERENCE

95 JUN 26 AM11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924076