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

W & I Ref: (kd) Title No: 36898
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David F. Kern Melissa M. McGuire 1712 Stokes Lane Nashville, Tennessee 37215	Third National Bank In Nashville 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 117-07-60

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 **James H. Sandlin and spouse, Susan H. Sandlin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David F. Kern and spouse, Melissa M. McGuire,** 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. 16 Block A on the Map of Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for said County.

SAID Lot No. 16 of Block A fronts 100 feet on the northerly margin of Stokes Lane and extends back between parallel lines 206 feet to a dead line in the rear.

BEING the same property conveyed to James H. Sandlin and wife, Susan H. Sandlin by deed from George R. Ditenhafer, Jr. and wife, Grace L. Ditenhafer of record in Book 5253, page 209, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 1712 Stokes Lane, Nashville, Tennessee 37215

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, 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 8th day of September, 1995.

James H Sandlin
James H. Sandlin

Susan H Sandlin
Susan H. Sandlin

State of Tennessee
County of Davidson

On this 8th day of September, 1995, before me the undersigned authority, personally appeared **James H. Sandlin** and **Susan H. Sandlin**, 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.

My Commission Expires: _____

_____
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 255000.00

_____
Affiant

Sworn and subscribed before me on the 8th day of September, 1995.

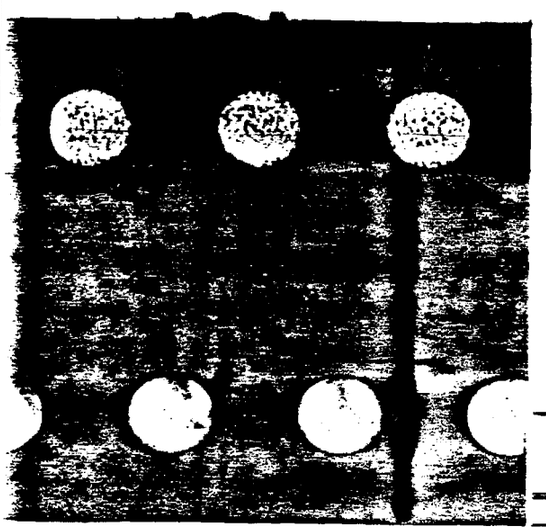
_____
Notary Public

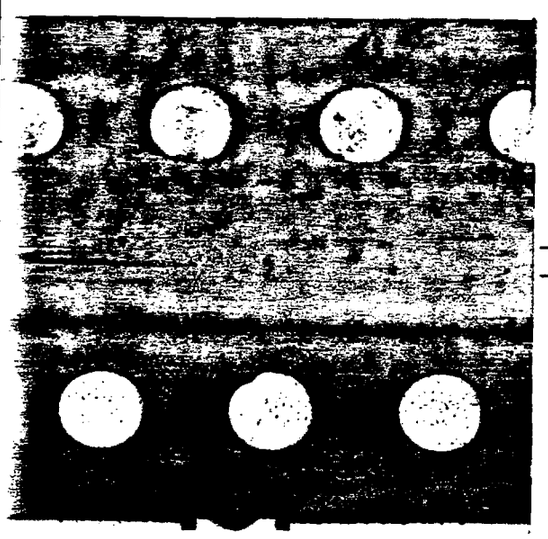
My Commission Expires: _____

0099130
IDENTIF. & REFERENCE

95 SEP 11 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2590 09/11 0101 03CHECK 952.50





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

RECEIVED OF _____

FOR _____

BOOK 9791 PG 529

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

	AMT
	255000.00
CON TX	943.50
PRFEE	1.00
WDEED	8.00
TOTAL	952.50
CHECK	952.50

09/11/95 01 13:25 0001 2800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099130
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951676