0135104

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 DEC 27 AM 10:26

FELIX P. WILSON III REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37279
Dav. Co. File: Box 8

BOOK 9898 PG 590

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan Lee Sasser George F. Sasser 3847 Cross Creek Road Nashville, Tennessee 37215	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 117-13-95

1620 12/27 0101 03CHECK 619.80

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 **Lorene White Stuart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan Lee Sasser and George F. Sasser, both unmarried, as joint tenants with right of survivorship,** 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. 59 on the plan of Woodmont Estates, Section No. 2, of record in Book 1130, page 99, Register's Office for said County.

SAID Lot No. 59, which is a corner lot, fronts 104.2 feet on the westerly margin of Cross Creek Road and fronts 174.7 feet on the northerly margin of Abbott Martin Rd., said frontages being joined by a curve having a length of 46.02 feet, and extends back 174 feet on the northerly line and 100 feet on the westerly line to a point of intersection.

INCLUDED in the above description, but expressly excluded there from is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4043, page 24, said Register's Office described as follows:

LAND in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 59 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

BEGINNING at a point where the lot line between Lot Nos. 56 and 59 intersect the present northerly margin of Abbott-Martin Road; thence South 88° East with the said margin of said road, 1747 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 46.02 feet to the westerly margin of Sugar Tree Road; thence northwesterly along the West margin of Sugar Tree Road, 5 feet to a point; thence Southwesterly around a curve, a distance of 46.02 feet to the new relocated Northerly margin of Abbott-Martin Road; thence North 88° West 174.7 feet along the new relocated Northerly margin of Abbott-Martin Road to a point; thence Southerly along the lot line between lot Nos. 58 and 59 to the point of beginning.

BEING the same property conveyed to C. R. Stuart and wife, Lorene White Stuart by deed from Terence Niel Fails and wife, Julia Fort Fails, of record in Book 4405, page 697, said Register's Office. C. R. Stuart has since died leaving Lorene White Stuart as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Lorene White Stuart by Sidney W. Stuart as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. 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: 3847 Cross Creek Road, 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 22nd day of December, 1995.

Lorene White Stuart

Lorene White Stuart, By: Sidney W. Stuart, Atty-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of December, 1995, before me the undersigned authority, personally appeared , 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

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: $ 164000.00

Affiant

Sworn and subscribed before me on the 22nd day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission 199

My Commission Expires:

Notary Public

BOOK 9898 PG 592

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 **Sidney W. Stuart**, 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 **Lorene White Stuart**, 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 22nd day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Lorene White Stuart

TO: Bryan Lee Sasser and George F. Sasser

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.

Sidney W. Stuart, Affiant

Sworn to and subscribed before me this

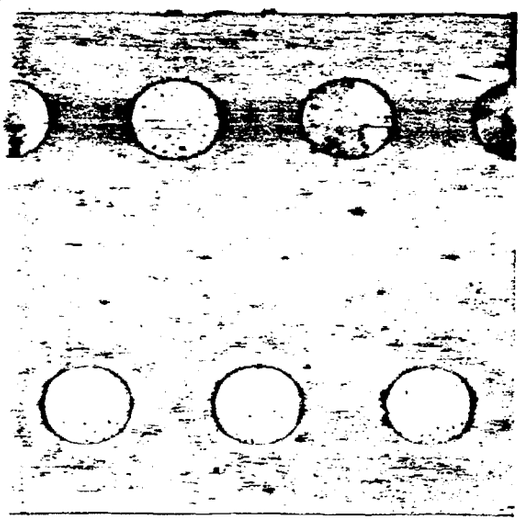
22nd day of December, 1995.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99



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

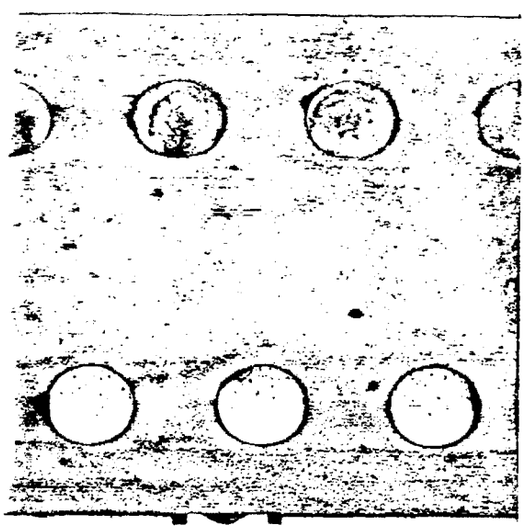
RECEIVED OF _____

FOR _____

BOOK 9898 PG 593

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
164000.00
CON TX 606.80
PRFEE 1.00
WLEED 12.00
TOTAL 619.80
619.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/95 01 10:30 0001 1620

0135104
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990015