60

This Instrument Prepared By:

Bottorff, Kavin, & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9924 PAGE 404

ADDRESS NEW OWNER:
John Claiborne Sifford
2725 Sharondale Court
Nashville, Tennessee 37215

SEND TAX BILL:
"To Mortgagee"

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP AND PARCEL:
MAP 117-3
GROUP
PARCEL 86

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robin E. Andrews, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Claiborne Sifford, unmarried, hereinafter called the Grantee, his 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. 23 on the Plan of Hillsboro Circle, of record in Book 1130, page 15, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robin E. Andrews, unmarried, by deed from Joe B. Rowland, unmarried, of record in Book 7172, page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as 2725 Sharondale Court, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Claiborne Sifford, unmarried, his heirs and assigns, forever, and I, Robin E. Andrews, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of January, 1996.

Robin E. Andrews 1-19-96
Robin E. Andrews

011,3003
IDENTIFICATION REFERENCE
96 JAN 22 PM 3:15
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robin E. Andrews, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of January, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,750.00.

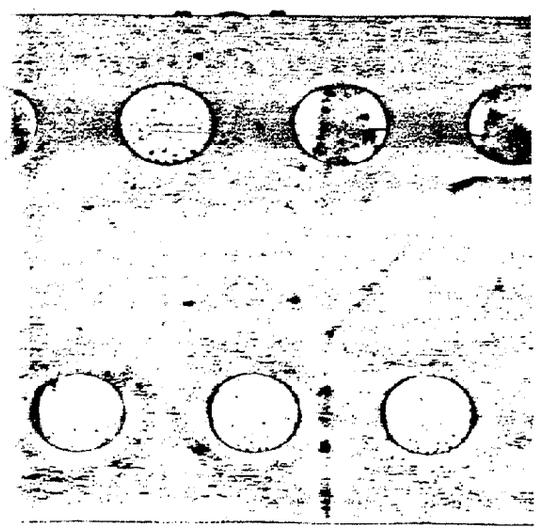
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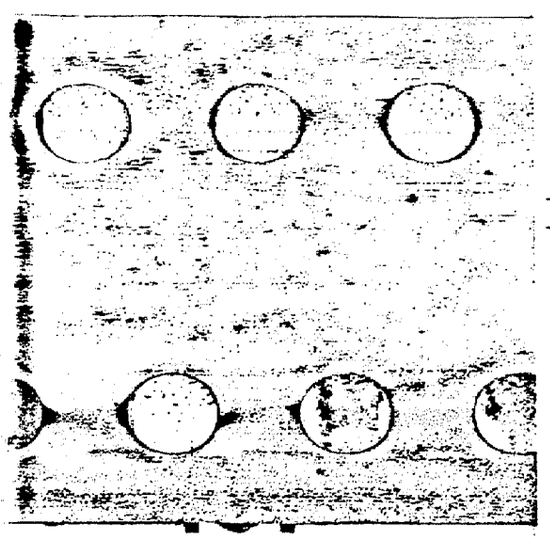
Subscribed and sworn to before me this 19th day of January, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

0157 01/22 0101 03CHECK 433.39





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

RECEIVED OF _____

FOR _____ BOOK 0924 PG 406

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

DAMT 114750.00
CON TX 424.39
PRFEE 1.00
WDEED 9.00
TOTAL 433.39
CHECK 433.39

01/22/96 01 15:16 0001 0157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143083
IDENTIFICATION REFERENCE

95 JAN 22 PM 3:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 998440