This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9939 PG 522

ADDRESS NEW OWNER:
Don J. White and Marcia J. White
411 Royal Oaks Drive
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 116-11
GROUP
PARCEL 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. Howard White and wife, Elouise H. White, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Don J. White and wife, Marcia J. White, 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 Nos. 13 and 15 on the Map of a Resubdivision of Royal Oaks, Section "B", of record in Book 1424, page 89, Register's Office for said County.
>
> According to a copy of a survey thereof made January 26, 1950, by James A. Hamilton, Jr., Surveyor, said lots are described as follows:
>
> Beginning at a point in the westerly margin of Royal Oaks Drive, at an iron pin, the common corner of Lots 11 and 13; thence with the line between said lots, westerly 215 feet to an iron pin; thence North 4 deg. 30 min. East 291.8 feet to a point; thence North 79 deg. 15 min. East 195 feet to a point in the westerly margin of Royal Oaks Drive; thence with the margin of said Drive, southerly, along a curve with a radius of 251.45 feet, a distance of 117.3 feet (shown on recorded plan as 122.3 feet) to an iron pin, and continuing with the margin of said Drive, southerly 55 feet to the common corner of Lots 13 and 15, and continuing with the margin of said Drive, southerly 175 feet, to the point of beginning.
>
> Being the same property conveyed to T. Howard White and wife, Elouise H. White by deed from Walter E. Stringfellow and wife, Willie H. Stringfellow of record in Book 1846, page 25, said Register's Office.
>
> **The undersigned Eloise H. White and Elouise H. White are one and the same person.**

This is improved property known as 411 Royal Oaks Drive, Nashville, TN 37205.

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

1. 1996 Metropolitan Government Davidson County taxes and 1996 City of Belle Meade taxes and subsequent years.
2. Matters as shown on the Plan of record in Book 1424, page 89,

Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer of record in Book 5787, page 13, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Don J. White and wife, Marcia J. White, their heirs and assigns, forever; and we, T. Howard White and wife, Elouise H. White, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of January, 1996.

T. Howard White

Elouise H. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named T. Howard White and wife, Elouise H. White, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1996.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 306,000.00.

Paula Beard
AFFIANT

Subscribed and sworn to before me this 31st day of January, 1996.

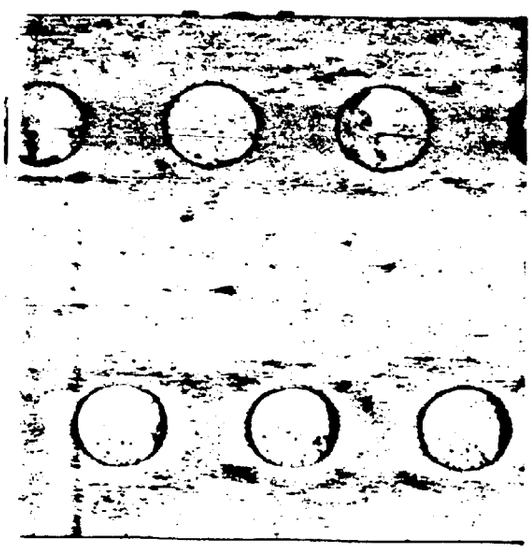
BOOK 9939 PG 524

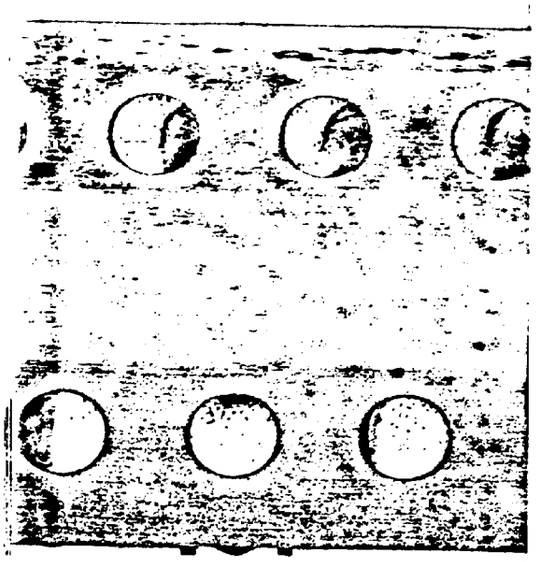
Lee E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

0147701
IDENTIF. & REFERENCE

96 FEB -6 AM 10:38
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5133 02/06 0101 03CHECK 1145.20





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 525

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
306000.00
CON TX 1132.20
PRFEE 1.00
MAMT 12.00
ERR CO
MAMT 12.00-
WDEED 12.00
TOTAL 1145.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1145.20

02/06/96 01 10:42 0001 5133

0147701
IDENTIF. & REFERENCE

96 FEB -6 AM 10: 38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003358