10813 530

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-4-47-B

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOUSTON DANIEL DAVIS	NORTH AMERICAN MORTGAGE COMPANY	MAP 161-10-0-A
(NAME)	(NAME)	
5229 Cardiff Drive	383 Airway Drive	PARCEL 139CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Rosa, CA 95403	FB #06DU-81392
(CITY) (STATE) (ZIP)	(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 MARY J. STANFORD, UNMARRIED INDIVIDUALLY, AND AS SOLE HEIR AT LAW OF FANNIE J. BROWN, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOUSTON DANIEL DAVIS AND WIFE, JENNIFER SEGREST DAVIS

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. 115 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary J. Stanford and Fannie J. Brown, both unmarried, by Deed from Richard Jay Wyatt and wife, Bethany Anne Waytt, of record in Book 9589, Page 530, Register's Office for Davidson County, Tennessee. The said Fannie J. Brown having since died, and Mary J. Stanford being an only child is the sole surviving heir.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, Page 11, and made applicable in Book 6398, Page 495, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 5229 Cardiff Drive, Nashville, TN 37211
(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 15th day of April 19 96

Mary J. Stanford
MARY J. STANFORD

10019 S:31

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 MARY J. STANFORD, UNMARRIED INDIVIDUALLY, AND AS SOLE HEIR AT LAW OF FANNIE J. BROWN, DECEASED

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 Brentwood, Tennessee, this 15th day of April, 19 96.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

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

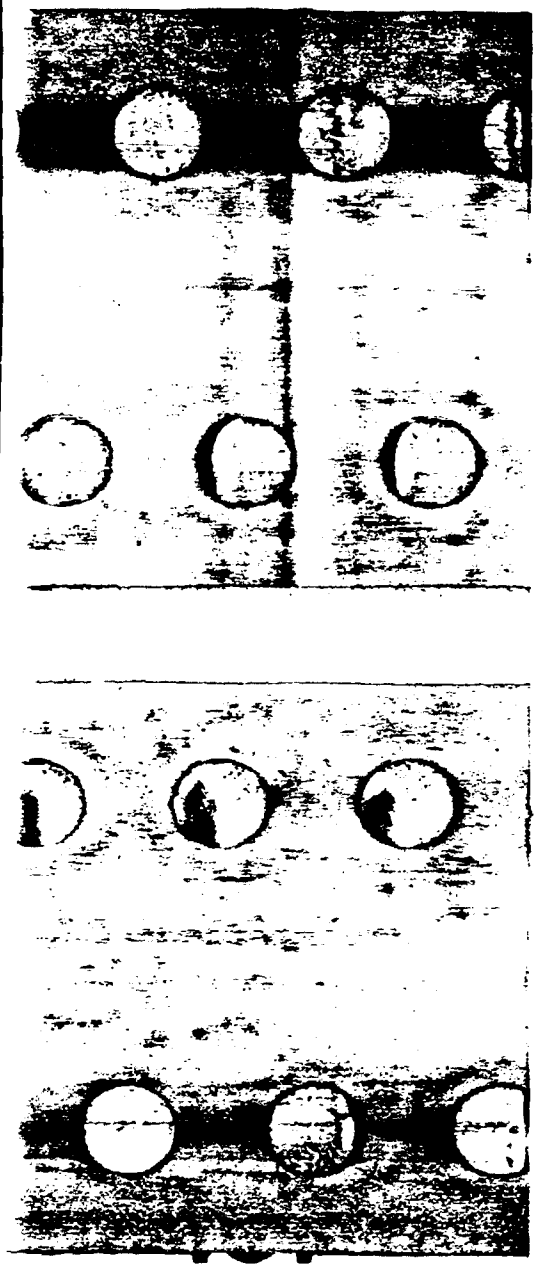
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

01172672

RECEIVED FOR REFERENCE



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10019 PG 532

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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

TAX

112900.00

369.75

369.75

1924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01172672

IDENTIF. & REFERENCE

96 APR 18 PM 12:46

No. 1029869