0181558

IDENTIF. & REFERENCE

BOOK 10049 PG 586

96 MAY 14 PM 1:25

REGISTER

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
FREDERICK DAVIS STALNECKER &
LAURA LYNNE STALNECKER
1043 W. Greenwood Ave.
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

MAP 083-01-0-34.00
Field Book 27W23620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 ($105,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, ELIZABETH R. WRIGHT, a single person, have this day bargained and sold and by these presents do hereby transfer and convey unto FREDERICK DAVIS STALNECKER, a single person, AND LAURA LYNNE STALNECKER, a single person, as tenants in common, with the right of survivorship, their heirs and assigns, the following described lot or parcels of land, situated in the Davidson County, Tennessee, as follows:

BEING Lot No. 4 on the map of G.W. Gifford's subdivision as recorded at page 134 of Book 161 in the Register's Office of Davidson County, Tennessee:

Lot No. 4 fronting one hundred feet on the northerly side of West Greenwood Avenue, formerly Edgar Avenue, and running back between parallel lines 339-1/2 feet to a dead line.

Being the same property conveyed to Elizabeth R. Wright by deed from David Lee Bean and wife, Mildred Jeanette Bean of record in Book 6345, page 9, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said FREDERICK DAVIS STALNECKER, a single person, AND LAURA LYNNE STALNECKER, a single person, tenants in common, with the right of survivorship, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcels of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1996 real estate taxes, which are to be pro-rated and payment assumed by Grantees, applicable zoning and building regulations, all visible easements, and Restrictions set forth herein.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcels of land, unto the said FREDERICK DAVIS STALNECKER, a single person, AND LAURA LYNNE STALNECKER, a single person, tenants in common, with the right of survivorship, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 6th day of May, 1996.

Elizabeth R Wright
ELIZABETH R. WRIGHT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH R. WRIGHT, a single person, the bargainors, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 6th day of May, 1996.

Kelly P. Kelly
NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

P. KELLY NOTARY PUBLIC MY COMM. EXP. SEP. 29, 2000 SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: _____

BOOK 10049 PG 588

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 6th day of May, 1996.

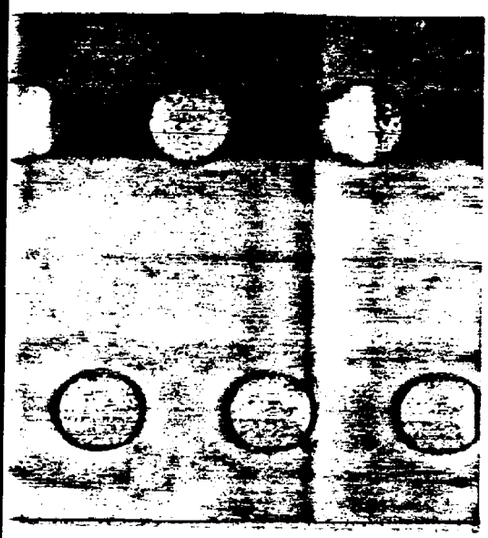
NOTARY PUBLIC AT LARGE FOR
THE STATE OF TENNESSEE

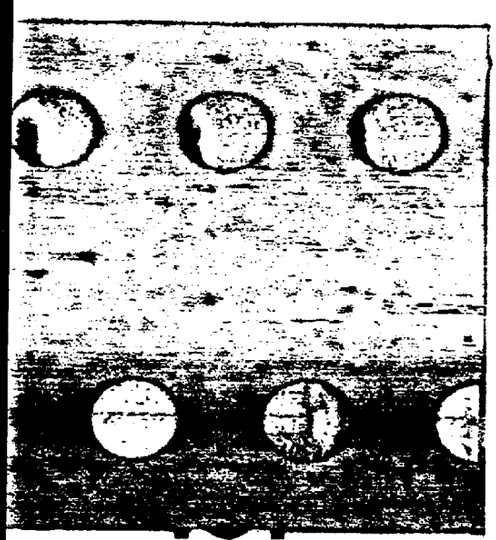
P. KELLY
NOTARY PUBLIC
AT LARGE
MY COMM. EXP. 3-29-2000
SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES:_____

401.50

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





RECEIVED OF _____

FOR _____

BOOK 10049 PG 589

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
				MAMT 105000.00
				MOR TX 388.50
				ERR CO
				MOR TX 388.50-
				VOID
				MAMT 105000.00-
				CAMT 105000.00
				CON TX 388.50
				BASE 1.00
				WDEED 12.00
				TOTAL 401.50
				CHECK 401.50
			05/14/96 01	13:28 0001 1426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ← REFERENCE 0181558

96 MAY 14 PM 1 25

REGISTER
DAVIDSON COUNTY, TN.

No. 1039399

MUSIC CITY PRINTING (615) 244-