B0758

WARRANTY DEED

FILED 10105:691

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 715 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bernard M. Landau (NAME)	NEW OWNER (NAME)	MAP 114
567 Old Hickory Boulevard (ADDRESS)	SAME (ADDRESS)	PARCEL 182
Nashville, TN 37209 (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, Sherry L. Billingsby Stinson and husband, J. C. Stinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard M. Landau, a single person

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. 3, on the unrecorded Plan of the Subdivision of the Alph Robertson Property, and being more particularly described according to a survey by Morris H. Hickerson, Surveyor, dated June 23, 1951, and revised May 31, 1952, and a survey by John B. Kohl, III, dated June 4, 1993, as follows:

BEGINNING on the westerly margin of Old Hickory Boulevard at a point 200 feet North of the Northeast corner of the property conveyed to Florence Whitehead by deed from Lurton Goodpature, Attorney-in-Fact, of record in Book 2144, page 434, Register's Office for said County; thence with the westerly margin of said Old Hickory Boulevard, 100 feet to a point; thence in a westerly direction 380 feet, more or less, as field measured, to a point; thence South 23 degrees 30' West 108 feet to a point; thence in an easterly direction 332 feet, more or less as scaled (Deeded as 380 feet) to the point of beginning.

BEING the same property conveyed to Sherry L. Billingsby and J. C. Stinson, both unmarried, as joint tenants with the right of survivorship, by deed from Bruce K. Jackson and wife, Carolyn Sue Ice, of record in Book 8991, page 963, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to limitations, restrictions and/or driveway easement of record in Book 6119, page 994, running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

CONTINUED

unimproved ( )
This is improved (X) property, known as 567 Old Hickory Boulevard, Nashville, TN 37209
(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 our hand s this 27th day of June 19 96

Sherry L. Billingsby Stinson by J. C. Stinson, Attorney-in-Fact

J. C. Stinson

BOOK 10105 PG 692

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 J. C. Stinson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June 19 96

Commission expires My Commission Expires Nov 22 1997

Paula M. Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared J. C. Stinson with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney-in-Fact respectively of Sherry L. Billingsby Stinson the within named bargainor, and corporation, and that he as such Attorney-in-Fact being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Grantor, by the said J. C. Stinson as such Attorney-in-Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of June 19 96.

My commission expires My Commission Expires Nov 22 1997

Paula M. Harris
Notary Public

PAULA M. HARRIS NOTARY PUBLIC AT LARGE TENNESSEE

LEGAL DESCRIPTION CONTINUATION

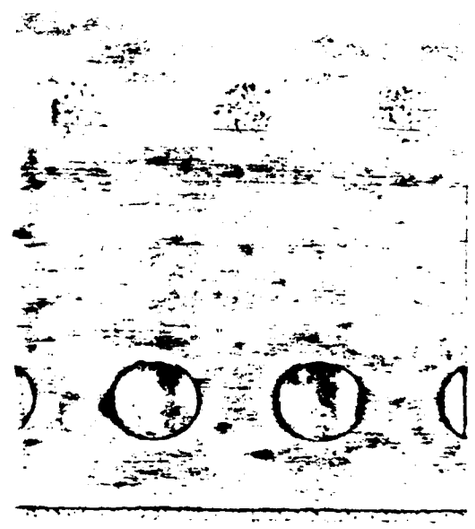
NOTE: The said Grantors having since married, causing Sherry L. Billingsby to be also known as Sherry L. Billingsby Stinson.

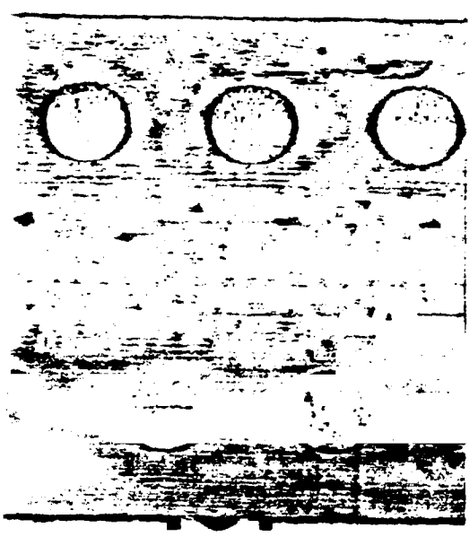
0198736

96 JUL -1 PM 2:14

REGISTER

7958 07/01 1401 33CHECK 586.20





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 693

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 156000.00
				CON TX 577.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 586.20
				CHECK 586.20
			07/01/95	01 14:17 0001 9966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198736 IDENTIFICATION REFERENCE

95 JUL -1 PM 2:14

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 1057705