This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10160 PG 861

ADDRESS NEW OWNER:
Preston Stanfill and Cleatus S. Stanfill
274 Ivywood Drive
Nashville, TN 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
P. O. Box 17257
Memphis, TN 38187-0257

MAP AND PARCEL:
MAP 94-12
PARCEL 60
3DZ37150

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, Ben B. Doubleday Jr. and wife, Josephine D. Doubleday, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Preston Mark Stanfill, Unmarried and Cleatus S. Stanfill, a married person, as joint tenants with the specific right of survivorship, 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:

BEING Lot 12, Clover Nook, as recorded in Book 2900, Pages 51 and 52, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ben B. Doubleday, Jr. , by deed from Thomas Earl Selley of record in Book 4248, Page 370, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

B. B. Doubleday, Jr. and Ben B. Doubleday, Jr. is one and the same person.

Josephine D. Doubleday herein joins to convey any and all rights and interests she may have, if any.

B. B. Doubleday, Jr. executed this instrument on behalf of Josephine D. Doubleday pursuant to a Power of Attorney of record in Book 8336, Page 974, Register's Office,

This conveyance is subject to Easements and minimum building setback lines of record in Book 2900, Pages 51 and 52, said Register's Office.

This is improved property known as 274-276 Ivywood Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Preston Mark Stanfill, Unmarried and Cleatus S. Stanfill, a married person, their heirs and assigns, forever; and we, Ben B. Doubleday Jr. and wife, Josephine D. Doubleday 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 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 14th day of August, 1996.

Ben B. Doubleday Jr.

Josephine D. Doubleday, by B. B. Doubleday, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ben B. Doubleday Jr. 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 Nashville, Tennessee, this the 14th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named B. B. Doubleday, Jr. as Attorney-in-Fact for Josephine D. Doubleday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 78,500.00.

AFFIANT

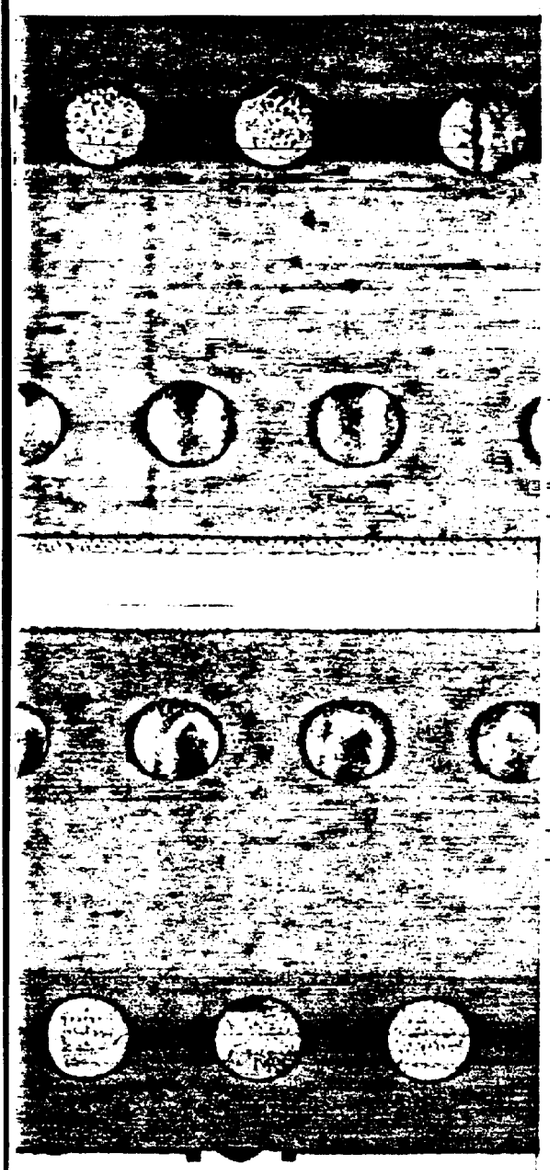
Subscribed and sworn to before me this 14th day of August, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

3618 08/20 0101 03CHECK 299.45

96 AUG 20 AM 8:19
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 02 16005



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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 863

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 78500.00
				CON TX 290.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 299.45
				CHECK 299.45
			08/20/96 01	08:24 0001 8618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216005
IDENTIF. # REFERENCE

96 AUG 20 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021175