BOOK 10158 PG 232

#2 Return Box TD

WARRANTY DEED

RE-RECORD BOOK 10205 PG 126

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $24,011.18

Thomas A. Stiles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
5034 THOROUGHBRED LANE, SUITE A, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Thomas Allen Stiles	First Nationwide Mortgage	Map 119
2520 Glenrose Avenue	P.O. Box 9481 - Dept. 0253	Group 7
Nashville, TN 37210	Gaithersburg, MD 20898-9481	Parcel 125

FOR AND IN 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, VITA PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS ALLEN STILES, ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ married

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 No. 2 on the Plan of Glenrose Acres, Resubdivision of Lot 4 ,5 & 6, of record in Book 5190, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vita Properties by deed from Dallas Alvin Carter and wife, Martha Elizabeth Carter, and Betty J. Golliher, unmarried, of record in Book 5522, page 554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1996 Metropolitan-Davidson County taxes, which are a lien but not yet due and payable.

Restrictive covenants contained in instrument of record in Book 3314, page 404, Register's Office for Davidson County, Tennessee.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5265, page 830, Register's Office for Davidson County, Tennessee, payable to First National Bank in the original amount of $31,900.00.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

2520 Glenrose Avenue, Nashville, Tennessee 37210
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 the 12th day of August, 19 96.

Vita Properties

BY: Elaine Dickson by Patrick Still, Attorney-in-fact
Elaine Dickson, by Patrick Still, Attorney-in-fact

BOOK 10158 PG 233

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

RE-RECORD
BOOK 10205 PG 127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, the within named PATRICK STILL, 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 on behalf of ELAINE DICKSON, Managing Partner of VITA PROPERTIES, as her Attorney-in-Fact and the free act and deed of the within named ELAINE DICKSON, Managing Partner of Vita Properties, the within named bargainor, a partnership, and that she as such MANAGING PARTNER, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the partnership by ELAINE DICKSON as MANAGING PARTNER.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 12th day of August, 19 96.

_____
NOTARY PUBLIC

My Commission Expires: 2/9/98

0229976
IDENTIF. & REFERENCE

RE-RECORDED
96 SEP 27 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02150976
IDENTIF. & REFERENCE

96 AUG 16 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7642 08/16 0101 03CHECK 97.84

3512 09/27 0101 03CHECK 8.00