56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10333 PG 465

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 1, ON THE PLAN OF SPRING VALLEY ACRES, OF RECORD IN BOOK 2854 PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NINA MEISENHEIMER, UNMARRIED BY DEED FROM THOMAS M. PUGH AND WIFE, LISA M. PUGH OF RECORD IN BOOK 9369 PAGE 104 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NINA MEISENHEIMER, A SINGLE WOMAN, hereinafter referred to as Grantor, and I, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK A. BRANDENBURG and wife, SHANNON BRANDENBURG hereinafter called the Grantees, their heirs and assigns, a certain tract of parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, [illegible]

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Nina Meisenheimer
NINA MEISENHEIMER

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 Nina Meisenheimer, unmarried the bargainor _____ with whom I am personally acquainted or proved to me 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 Nashville , Tennseessee, this 30th day of January 1997

Commission expires _____

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jacqueline G. Brown
Notary Public

[illegible] MEMO
LIABILITY OF [illegible] OF PRINTING IN [illegible] WHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$74,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **18th** day of **December, 1996.**

Notary Public

Commission Expiration:_____

JACQUELINE G. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	FRANKLIN AMERICAN MORTGAGE 214 Overlook Circle Ste# 150 Brentwood, TN 37027	232 GRAYLYNN DR. NASHVILLE, TN 37214 MAP PARCEL NUMBER 95-8-77

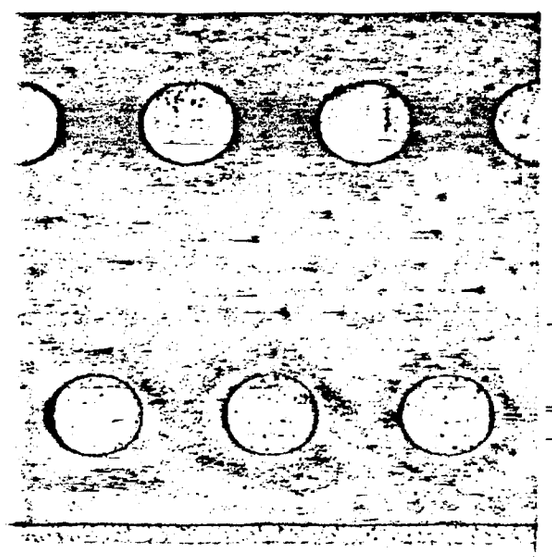
9319 01/30 0101 03CHECK 282.80

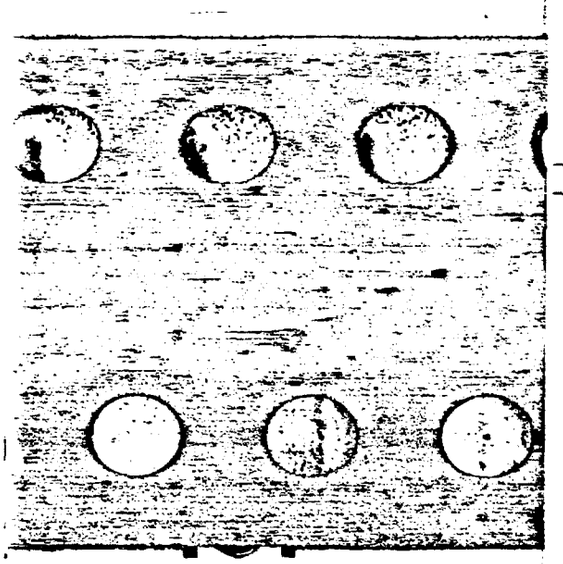
97 JAN 30 PM 1:07

DAVIDSON COUNTY, TN.

IDENTIFICATION

02668333





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10333 PG 467

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	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
TOTAL	282.80
CHECK	282.80

01/30/97 01 13:08 0001 9319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268333

IDENTIFICATION REFERENCE

97 JAN 30 PM 1:07

DAVIDSON COUNTY, TN.

No. 1111780