97 FEB -3 AM 10:19
DAVIDSON COUNTY, TN.

0269270

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38397
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas R. DeFord Emily Kay DeFord 109 Carnavon Parkway Nashville, TN 37205	First American National Bank P.O. Box 305048 Nashville, Tennessee 37230-5048

TAX MAP-PARCEL NUMBERS: 129-11-004 08DZ 76890

BOOK 10336 PG 632

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 268000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie M. Hirt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas R. DeFord and spouse, Emily Kay DeFord,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of West Meade Park, Section One of record in Plat Book 2900, Pages 103 and 104, Register's Office for said County.

SAID Lot No. 14 fronts 188 feet on the southerly margin of Carnavon Parkway and extends back 275 feet on the southeasterly line and 264.7 feet on the northwesterly line to a dead line in the rear, measuring 95 feet thereon.

BEING the same property conveyed to Melanie M. Hirt by deed from Sidney Kaufman and wife, Doris Elaine Kaufman of record in Book 5189, Page 963, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Douglas Louis Hirt, the spouse of Melanie M. Hirt, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 109 Carnavon Parkway, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1997.

Melanie M. Hirt

Douglas Louis Hirt

State of Tennessee
County of Davidson

On this 30th day of January, 1997, before me the undersigned authority, personally appeared **Melanie M. Hirt and Douglas Louis Hirt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

2254 02/03 0101 03CHECK 1000.60

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 268000.00

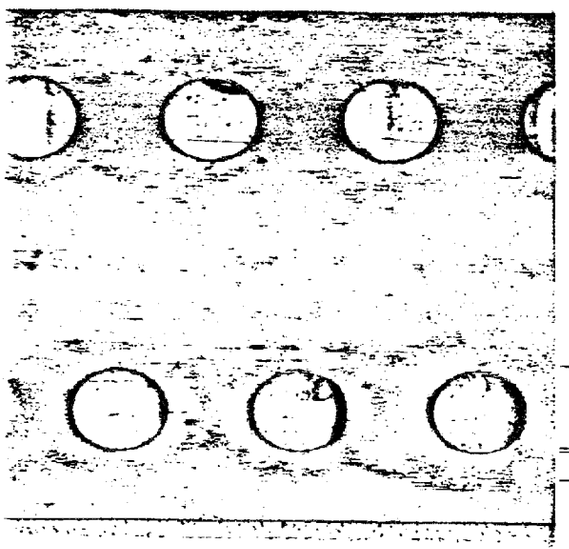
Affiant

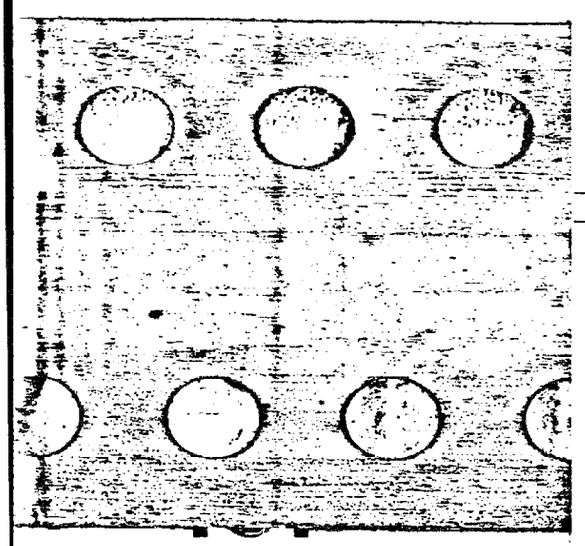
Sworn and subscribed before me on the 30th day of January, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10336 PG 634

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	
				268000.00
			CON TX	991.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1000.60
			CHECK	1000.60
02/03/97	01		10:19 0001	2254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269270
IDENTIF. # REFERENCE

97 FEB -3 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112778