BK/10344PG872

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 7-28-97
(AFFIX SEAL)

mod

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sidney T. Stanley | SAME | MAP 82-15 |
| (NAME) | (NAME) | |
| 104 North 2nd Street | | PARCEL 9 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37213 | | |
| (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, Helen S. Herndon Trustee For The Helen S. Herndon Revocable Living Trust Agreement dated May 12, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidney T. Stanley, unmarried

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 the southerly 70 feet of Lot No. 65 and the westerly 10 feet of the southerly 70 feet of Lot No. 64 on the Plan of Shelby's First Addition to Edgefield, now East Nashville, of record in Book 12, page 524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen S. Herndon, Trustee of the Helen S. Herndon Revicable Living Trust Agreement dated May 12, 1995, by Quitclaim Deed from Helen S. Herndon, of record in Book 9671, page 797, said register's Office.

This conveyance is subject to 1997 real property taxes which have been prorated and assumed by the grantee(s); and all matters appearing on the plan of record in Book 12, page 524, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 104 North 2nd Street, Nashville, Tennessee 37213
(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 my hand this 7th day of February 19 97

Helen S. Herndon, Trustee

Helen S. Herndon Trustee For The Helen S. Herndon
Revocable Living Trust Agreement Dated May 12, 1995

BOOK 10341 PG 873

~~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

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 19 97.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Helen S. Herndon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee of the Helen S. Herndon Revocable Living Trust Agreement dated May 12, 1995, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 7th day of February, 1997.

GREGORY HARDEMAN NOTARY PUBLIC AT LARGE

My Commission Expires:

7-26-97

Notary Public



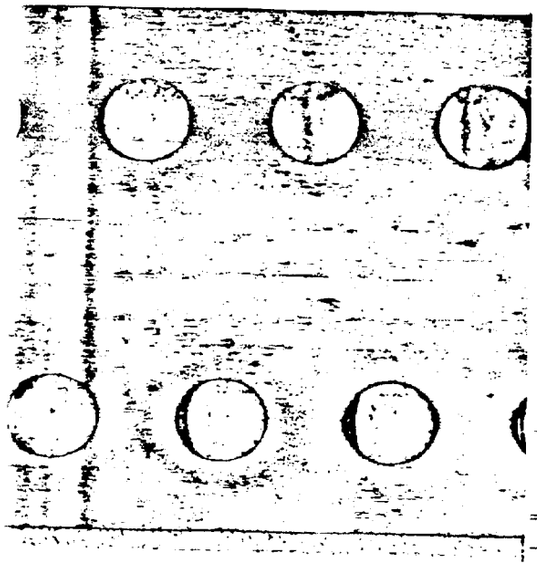
0271545
IDENTIFICATION REFERENCE

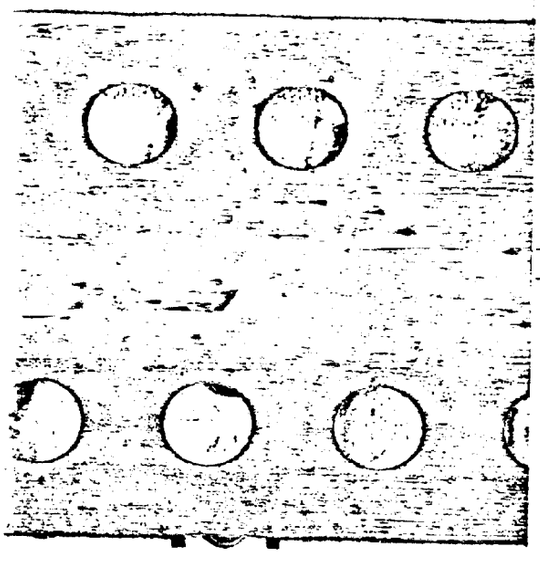
97 FEB 10 AM 8:56

MAL ENV

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4706 02/10 0101 03CHECK 471-50





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

RECEIVED OF _____

FOR _____

BOOK 10344 PG 874

| | | |
|---|---|---|
| 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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

02/10/97 01 08:57 0001 4708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271545
IDENTIF. & REFERENCE

97 FEB 10 AM 8:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115195