BOOK 10431 PG 242

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: (jb) Title No: 38811
Dav. Co. File: Box 8

97 APR 28 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
02986 37

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Kathleen Pinson 2725 Sharondale Court Nashville, Tennessee 37215	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 117-3-86

4177 04/28 0101 03CHECK 486-30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Claiborne Sifford, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Kathleen Pinson, unmarried,** 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. 23 on the Plan of Hillsboro Circle of record in Book 1130, Page 15, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to John Claiborne by deed from Robin E. Andrews, unmarried of record in Book 9924, Page 404, 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..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2725 Sharondale Court, Nashville, Tennessee 37215

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 25th day of April, 1997.

John Claiborne Sifford

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State of Tennessee
County of Davidson

On this 25th day of April, 1997, before me the undersigned authority, personally appeared **John Claiborne Sifford**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 129000.00

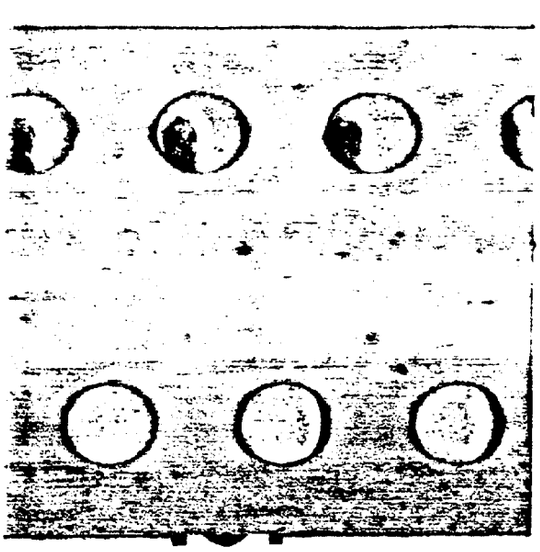
Affiant

Sworn and subscribed before me on the 25th day of April, 1997.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10431 PG 244

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	
				129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	486.30
			CHECK	486.30
04/28/97	01	14:23	0001	4177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298637
IDENTIF. ↑ REFERENCE

97 APR 28 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144284