This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10466 PG 458

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
James R. Vantrease, Jr.	Same	Map 11D 27660
1407 Bain Drive		Par 34-10-65
Madsion, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Raymond Dean Vantrease, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to James R. Vantrease and wife, Mary F, Vantrease, (the "Grantee"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 42 on the Plan of Stanley Heights as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Raymond Dean Vantrease by deed from William Paul Burkey and wife, Edna Burkey, of record in Deed Book 8391, page 676, Register's Office for Davidson County, Tennessee.

This is improved property known as 1422 Bain Drive, Madsion, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And I, the Grantor, do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as above stated and real property taxes for the year 1997, which have been assumed by the Grantees.

And I, the Grantor, do further covenant and bind myself, my 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.

WITNESS my hand this 23rd day of May, 1997.

0308592
IDENTIFICATION REFERENCE

97 MAY 27 AM 10:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5061 05/27 0101 CKCHECK 160.39

RAYMOND DEAN VANTREASE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10466 PG 459

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond Dean Vantrease, the within named bargainors, 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, at office, this 23rd day of May, 1997.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 40,915.82.

James R. Vantrease Jr.

AFFIANT

Subscribed and sworn to before me, this 23rd day of May, 1997.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10466 PG 460

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 40915.82
CON TX 151.39
PRFEE 1.00
WDEED 8.00
TOTAL 160.39
CHECK 160.39

05/27/97 01 10:10 0001 5061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308592
IDENTIF. ↑ REFERENCE

97 MAY 27 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]45