Book 36 Pg 30

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10562 PG 788

WARRANTY DEED

Name and Address of New Owner: **Carl W. Stanberry and Brenda N. Stanberry** **218 Haverford Avenue** **Nashville, Tennessee 37205**
Send Tax Bills To: **New South Federal Savings Bank** **P.O. Box 830180** **Birmingham, Alabama 35283-0180**
Street Address of Subject Property: — **Map-Parcel No:** **218 Haverford Avenue** — **Map 129-04** **Nashville, Tennessee 37205** — **Parcel 44.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES E. ANDERSON, III AND WIFE, JULIA H. ANDERSON,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CARL W. STANBERRY AND WIFE, BRENDA N. STANBERRY,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10 West Meade Subdivision, as of record in Book 547, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 150 feet on the westerly side of Haverford Avenue and runs back 307 feet on the north line and 249 feet 5 inches on the south line to a dead line and shows 225 feet on said dead line

Being the same property conveyed to James E. Anderson, III and wife, Julia H. Anderson by deed from Michael E. Brown and wife, Sue Marie Brown of record in Book 8464, page 482, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 547, page 142, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of August, 1997.

JAMES E. ANDERSON, III

JULIA H. ANDERSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 7th day of August, 1997, before me personally appeared James E. Anderson, III and wife, Julia H. Anderson to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 1997.

NOTARY PUBLIC

My commission expires:

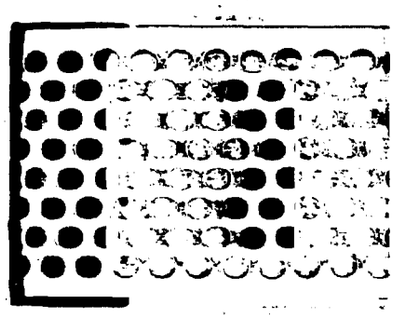
DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

0335746
IDENTIFICATION REFERENCE

97 AUG -8 PM 12:29
FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TN.

4891 08/08 0101 03CHECK 1415.30



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

RECEIVED OF _____

FOR _____

BOOK 10562 PG 791

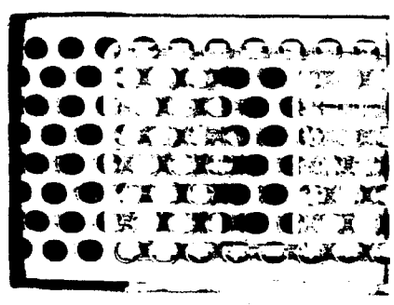
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	379000.00
CON TX	1402.30
PRFEE	1.00
WDEED	12.00
TOTAL	1415.30
CHECK	1415.30

08/08/97 01 17:29 0001 4891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0335746
IDENTIF. ↑ REFERENCE

97 AUG -8 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184478