BOOK 10764 PG 58

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852627

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF January 19 98

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #00314
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Carl W. Stanberry etux (NAME)	AMSOUTH BANK (NAME)	
237 Haverford Ave. (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	8DZ-79550
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 370,000.00 **cash in hand paid by the hereinafter** named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Jeffrey R. Hanna and wife, Matraca M. Berg

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Carl W. Stanberry and wife, Brenda N. Stanberry

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 1** on the plan of Bransford Realty Company's Subdivision of Lot No. 10 **West Meade Subdivision**, as of record at **Book 547, page 142**, Register's Office for said County, **together with** the southerly one-half of West Meade Drive adjacent and continguous to the northerly line of said Lot No. 1 as closed by Council Bill No. 094-1021, Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in the Metropolitan Court Clerk's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said lot, and said portion of closed/abandoned drive [road].

Being all the same property conveyed to the grantor herein by deed as of record at Book 10136 , page 947 , said Register's Office. *

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: said plan at Book 547,page 142, and easements and/or rights-of-others in and to said abandonded/closed drive [road].

* and by rights under road closure by Council Bill No. 94-1021 aforementioned.

PICK-UP

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 JAN 21 PM 1:52

IDENTIF. & REFERENCE

0392104

unimproved ( )
This is improved (XX) property, known as 237 Haverford Ave., Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 21st day of January, 19 98.

Jeffrey R. Hanna

Matraca M. Berg

INDIVIDUAL ACKNOWLEDGMENTS:

4189 01/21 0101 03CHECK 1378.00

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeffrey R. Hanna and wife, Matraca M. Berg, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of January, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

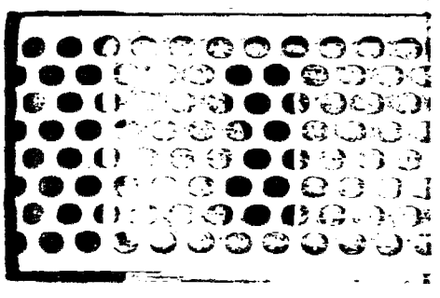
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public



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

RECEIVED OF _____

FOR _____

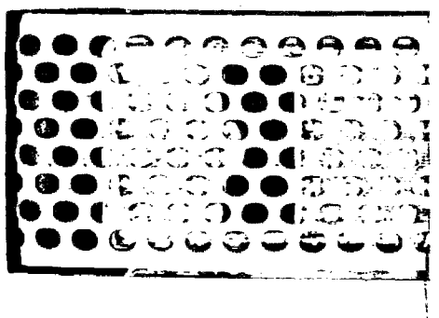
BOOK 10764 PG 60

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
370000.00
CON TX 1369.00
PRFEE 1.00
WDEED 8.00
TOTAL 1378.00
CHECK 1378.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0172798 01 1376.0001 4189



0392104
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244810