File Box 9-B
First Title and Escrow Company, Inc.

BOOK 10767 PG 693

# OLD REPUBLIC

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

ORT#: SV

No.: 15226

STATE OF TENNESSEE )
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 377,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission expires: 11-27-99 9/23/2001

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003145
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| WILLIAM BRADFORD BLEVINS | ( NEW OWNERS) | 129-4-44 |
| (NAME) | (NAME) | |
| 218 Haverford Ave. | | 8DZ-75295 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 377,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Carl W. Stanberry and wife, Brenda N. Stanberry

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

William Bradford Blevins and wife Kimberly Cruce Blevins

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. 10** 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, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 10562 , page 788 , 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, said Register's Office.

See Limited Power of Attorney granted by Carl W. Stanberry to his spouse Brenda N. Stanberry recorded in the pages immediately preceding this instrument.

unimproved ( )
This is improved (X) property, known as 218 Haverford Avenue, 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.

Carl W. Stanberry

By: Brenda N. Stanberry
N

Brenda N. Stanberry

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10767 PG 694

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 Brenda N. Stanberry

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she 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

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State did personally appear Brenda N. Stanberry to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Carl W. Stanberry, and acknowledged that she executed the same as the free act and deed of said grantor(s) Carl W. Stanberry. WITNESS my hand and official seal at office on 01-21-98

My Comm. Expires: 11-27-99

Notary Public

98 JAN 26 AM 9:50

REGISTER

13931880

IDENTIFICATION REFERENCE

AFFIDAVIT OF ATTORNEY IN FACT

STATE OF Tennessee :
COUNTY OF Davidson :

5374 01/26 0101 03CHECK 1403.90

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Brenda N. Stanberry, Attorney In Fact, who made oath as follows:

1. That by appointment dated January 16, 1998, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book 5767, page 697, (or being recorded simultaneously with the instrument to which this affidavit is applicable)
I, Brenda N. Stanberry was appointed as Attorney In Fact for, Carl W. Stanberry, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 21st day of January, 1998

Brenda N. Stanberry, Affiant

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Brenda N. Stanberry whose name is signed to the foregoing writing, has acknowledged and sworn to the same before me in my jurisdiction aforesaid. Sworn to and subscribed before me and given under my hand this 21st th day of January, 19 98 at Nashville, Tennessee.

My commission expires: 11-27-99

Notary Public

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10767 PG 695

| | | |
|---|---|---|
| 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 377000.00
CON TX 1394.90
PRFEE 1.00
WDEED 8.00
TOTAL 1403.90
CHECK 1403.90

01/26/98 01 09:52 0001 5374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393188 IDENTIFICATION REFERENCE

98 JAN 26 AM 9:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245976