BK/VOL 10845 PG 164

Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/17/98

Notary Public

MY COMMISSION EXPIRES: October 9, 1999

(AFFIX SEAL)

My Commission Expires Oct 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James H. Chandler	CitiBank, F.S.B.	141-12-C-047-CO
(NAME)	(NAME)	
7461 River Bend Circle	12855 North Outer Forty Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	St. Louis,Missouri 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD W. PFEIFFER AND WIFE LOIS LEAH PFEIFFER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES H. CHANDLER AND WIFE LEANN CHANDLER** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of River Bend of record in Plat Book 6900, Page 504 and 505, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald W. Pfeiffer and wife Lois Leah Pfeiffer by deed of record in Book 9439, Page 700, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Donald W. Pfeiffer by Lois Leah Pfeiffer as his Attorny -in- Fact pursuant to recorded Power of Attorney of record in Book 10845 Page 163, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 7461 River Bend Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 assigns forever, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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. 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 my/our hand(s) this 17th day of March, 1998.

Donald W. Pfeiffer by Lois Leah Pfeiffer
Donald W. Pfeiffer
by Lois Leah Pfeiffer
Attorney in Fact

Lois Leah Pfeiffer
Lois Leah Pfeiffer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named ~~Donald W. Pfeiffer and wife~~ Lois Leah Pfeiffer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 17th day of March, 1998

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

04144168
IDENTIF. ^ REFERENCE

98 MAR 19 AM 10:27

03/19 0101 03CHECK
641.33

State of Tennessee
County of Davidson

On this 17th day of march, 1998 before me personally appeared Lois Leah Pfeiffer, the person who executed the foregoing instrument on behalf of Donald W. Pfeiffer and acknowledged that she executed the same as the free act and deed of the said Donald W. Pfeiffer, through Power of Attorney granted her by the said Donald W. Pfeiffer.

Commission expires: _____

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10845 PG 166

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	170900.00
CON TX	632.33
PRFEE	1.00
WDEED	8.00
TOTAL	641.33
CHECK	641.33

03/19/98 01 10:25:0001 7937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0414168

IDENTIF. # REFERENCE

98 MAR 19 AM 10:27

No. 1268287