Box

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BK 10989 PG 890

W & I Ref: (cmw) Title No: 39524
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John A. Garside Janice E. Garside 900 Whiteheath Court Nashville, TN 37221	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 142-16-A-36 09D 78540

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 295000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victor H. Sandham and spouse, Mary Y. Sandham,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Garside and spouse, Janice E. Garside,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of Devon Park, Phase One, of record in Book 5200, Pages 670-672, Register's Office for said County.

SAID Lot No. 36, which is a corner lot, fronts 78.58 feet on the easterly margin of Whiteheath Court and fronts 108.33 feet on the northerly margin of Dorshire Lane, said frontages being joined by a curve having a length of 47.12 feet, and extends back 142.50 feet on the northerly line and 98.96 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Victor H. Sandham and spouse, Mary Y. Sandham by deed from Susan R. Riestra, unmarried of record in Book 10164, Page 832, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, amended in Book 6541, Page 542, and Book 6967, Page 156, said Register's Office; Taxes for 1998 and subsequent years.

This is improved property, known as: 900 Whiteheath Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 1998. BOOK 10989 PG 891

Victor H Sandham
Victor H. Sandham

Mary Y Sandham
Mary Y. Sandham

State of Tennessee
County of Davidson

On this 15th day of June, 1998, before me the undersigned authority, personally appeared **Victor H. Sandham** and **Mary Y. Sandham**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY ANN IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295000.00

Affiant

Sworn and subscribed before me on the 15th day of June, 1998.

Notary Public

My Commission Expires: 3/27/99

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

045410
IDENTIFICATION REFERENCE
98 JUN 24 AM 11:33
[illegible]

4965 06/24 0101 03CHECK 1100.50

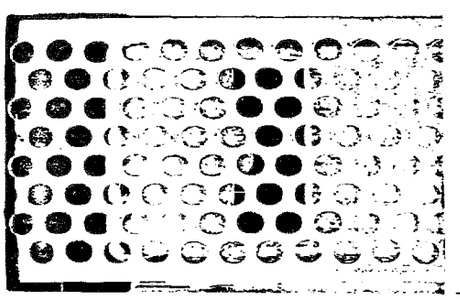
Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

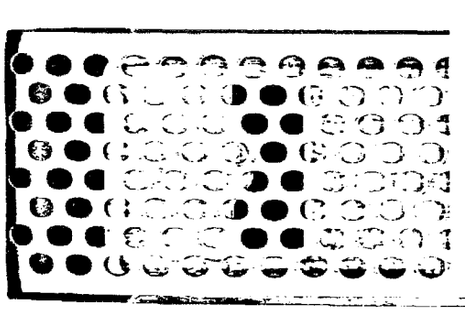
FOR _____

BOOK 10989 PG 892

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	
				295000.00
			CON TX	1091.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1100.50
			CHECK	1100.50
06/24/98	01		11:33 0001	4965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454410

IDENTIF. & REFERENCE

98 JUN 24 AM 11:33

DAVIDSON COUNTY TN

No. 1310779