39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11023 PAGE 733

W & I Ref: (sk) Title No: 40092
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William F. Blaufuss Sarah A. Fairbank 6125 Bresslyn Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-12-077

98 JUL 10 PM 3:07

04633369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 222500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John F. Stephenson and spouse, Elisabeth A. Stephenson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William F. Blaufuss and spouse, Sarah A. Fairbank,** 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. 45 on the Plan of West Meade Farms, Inc. Section "C" of record in Plat Book 1835, Page 44, Register's Office for said County.

SAID Lot No. 45 fronts 130.0 feet on the southeasterly margin of Bresslyn Road and extends back 328.5 feet on the northeasterly line and 335.5 feet on the southwesterly line to a broken line in the rear, measuring 163.0 feet thereon.

BEING the same property conveyed to John F. Stephenson and spouse, Elisabeth A. Stephenson by deed from Robert Edward Phipps and spouse, Nancy Phipps of record in Book 8949, Page 277, 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: Taxes for 1998 and subsequent years; The Plan of record in Plat Book 1835, Page 44, said Register's office, shows an owner's certificate, an 85 foot minium setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear lines of said lot; Subject to an easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6262, Page 1, said Register's Office.

This is improved property, known as: 6125 Bresslyn Road, Nashville, TN 37205

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 13th day of July, 1998.

John F. Stephenson **Elisabeth A. Stephenson**

State of Tennessee
County of Davidson

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On this 13th day of July, 1998, before me the undersigned authority, personally appeared **John F. Stephenson** and **Elisabeth A. Stephenson**, 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.

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

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: $ 222500.00

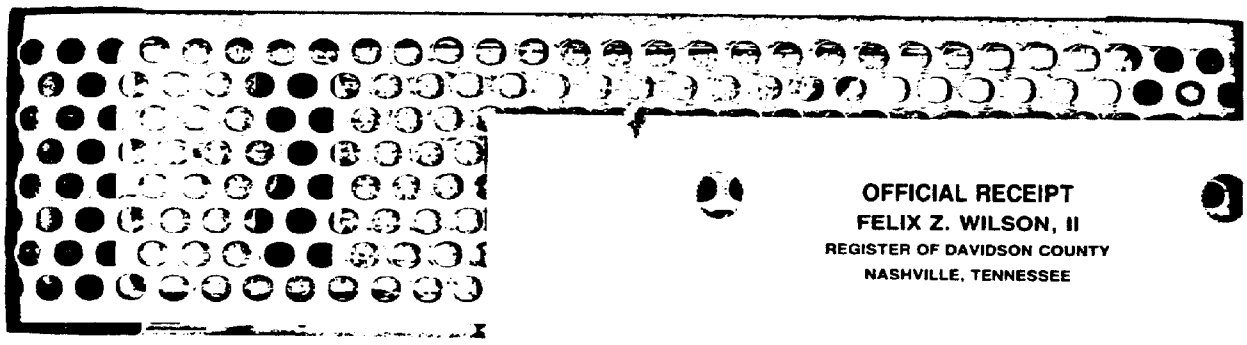
Affiant

Sworn and subscribed before me on the 13th day of July, 1998.

My Commission Expires: 9-29-2001

Notary Public

4537 07/16 0101 03CHECK 834.25



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

RECEIVED OF _____

FOR _____

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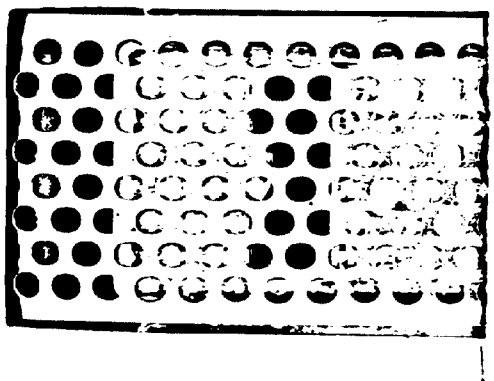
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 222500.00 CON TX 823.25 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 834.25 CHECK 834.25	
		07/16/98	01 15:09 0001 4537	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0463369
IDENTIFICATION REFERENCE

98 JUL 16 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

No.1320226