THIS INSTRUMENT PREPARED BY:
CINDY L. PORTER
ATTORNEY AT LAW
5519 HILL COURT
NASHVILLE, TN 37220-2321
(615) 333-6686

BOOK 11236 PAGE 578

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
E. SHARON SANFORD	E. SHARON SANFORD	Map 181/173
14319 Old Hickory Blvd.	14307 Old Hickory Blvd.	Parcel 26/192
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, William K. Brittain and Mary Frances Brittain, hereinafter called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto E. Sharon Sanford, hereinafter called the "Grantee," her successors, heirs and assigns, a certain tract or parcel of land in the 31st Councilmanic district of Nashville, Davidson County, State of Tennessee, described as follows: to-wit:

Beginning at an iron rod in the southerly boundary line of the E.M. Baker (deceased) property as recorded in Book 873, Page 142 RODC, TN; said iron rod also being located in the westerly margin of Old Hickory Boulevard;

Thence, leaving the said Baker property and along the said margin of Old Hickory Boulevard S 03° -47'-12" W - 170.66' to an iron rod; said iron rod being the northeast corner of Lot #1 of the W. K. Brittain, etux Lands as recorded in Book 11190 Page 1 RODC, TN;

Thence, with the northerly boundary line of said Lot #1 and leaving the said margin of Old Hickory Blvd. N 83° - 09'-14" W - 344.79' to an iron rod located in the easterly boundary line of the Jesse C. King, etux property as recorded in Book 3673, Page 541 RODC, TN;

Thence, leaving the said Lot #1 and along the said boundary line of King N 00° -29'-42" E - 171.83' to an iron rod located in the aforementioned boundary line of Baker;

Thence, leaving the said King boundary and along the said Baker boundary line S 83° -09'-14" E - 354.64' to THE POINT OF BEGINNING.

Containing 1.37 Acres (59,596 SF).

Being Lot #2 of the aforementioned W.K. Brittain, etux Lands and also being a portion of the W.K. Brittain, etux property as recorded in Book 1417 Page 113 and Book 4054 Page 814 RODC, TN.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the land.

THIS IS UNIMPROVED PROPERTY KNOWN AS 14319 Old Hickory Boulevard, Antioch, TN 37013

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, her successors, heirs and assigns, forever, and we do covenant with the said Grantee 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.

AND Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 3rd day of December, 1998.

William K. Brittain
William K. Brittain

Mary Frances Brittain
Mary Frances Brittain
GRANTORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, William K. Brittain and Mary Frances Brittain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantors, and who, after being duly sworn, made oath that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, in Nashville, Davidson, County, TN, this 3rd day of Dec. 1998.

Cindy L. Porter
NOTARY PUBLIC

NOTARY PUBLIC CINDY L. PORTER STATE OF TENNESSEE LAW

My Commission Expires:
Jan. 27, 2001

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $10.00.

E. Sharon Sanford
E. Sharon Sanford
AFFIANT/Grantee

Sworn to and subscribed before me this 3rd day of Dec. 1998.

Cindy L. Porter
NOTARY PUBLIC

My Commission Expires:
Jan. 27, 2001

0520695
IDENTIF. ← REFERENCE

98 DEC -4 AM 9:16
RICHARD GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5635 12/04 0101 03CHECK 44.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00
E. Sharon Sanford
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1998
Deputy Register

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

RECEIVED OF _____

FOR _____

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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 9000.00
				CON TX 33.30
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 44.30
				CHECK 44.30
			12/04/98 01	09:17 0001 5635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520695
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 9:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380642