26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.
Patrick N. Sanford and	Pacific American	
Tressa L. Sanford	Mortgage Company	MAP: 96-13
2725 Nodyne Drive	4144 North Central	
Nashville TN. 37214	Expressway	PARCEL: 60.00
	Dallas TX. 75204	

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9300 26B]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, March Egerton (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Patrick N. Sanford and Tressa L. Sanford (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.78 on the Plan of Perry Heights as of record Book 2900, page 18, Register's Office of Davidson County Tennessee.
Said Lot No. 78 fronts 71 feet on the south side of Nodyne Drive and runs back 154.6 feet on the East line and 150 feet on the west line to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to March Egerton by Warranty Deed from Brenda Smith of record in Book 11252, Page 76, for said Register's Office for Davidson County Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as described as follows:

1. Plan of record in Plat Book 2900, page 10 , Register's Office for Davidson County, Tennessee;
2. Restrictive Covenants as of record in Book 2928, page 445, for Register's Office for said County

This is improved property commonly known as 2725 Nodyne Drive, Nashville Tennessee 37214.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer
[is $72,500.00
[
[

Affiant

[Subscribed and sworn to before me this
[16th day of March, 1999.
[
[

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

[
[My Commission Expires: 1-25-2003
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantor are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind himselt, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March 1999.

Mark Egerton

March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named March Egerton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0562785
IDENTIF. → REFERENCE
99 MAR 18 AM 10:45
ALL TAXES PAID
DAVIDSON COUNTY, TN.
0323 03/16 0101 02CHECK 279.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11390 PG. 13

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0562785

IDENTIF. ↑ REFERENCE

99 MAR 18 AM 10:45

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	279.25
CHECK	279.25

03/18/99 01 10:44 0001 0363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439477