F. LE Box "49"

BOOK 11398 PG. 712

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Dec 20 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Larry Stanfill	same	MAP 90-16
(NAME)	(NAME)	
516 River Rouge Drive		PARCEL 155
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		8DA33228
(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, Dinah Jean Winsett Duke and husband, D. R. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Larry Stanfill and wife, Linda Stanfill

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. 673, on the Plan of Charlotte Park, Section XI, as shown on plat of record in Plat Book 2900, page 79 and 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dinah Jean Winsett by deed from Myrtle M. Falls of record in Book 8186, page 563, Register's Office for Davidson County, TN. The said Dinah Jean Winsett having since married and now being Dinah Jean Winsett Duke. D. R. Duke joins in this coveyance to convey any interest he may have as the husband of Dinah Jean Winsett Duke.

Subject to restrictions of record in Book 3033, page 638, and to all matters shown on the plan of record in Book 2900, page 79 and 80, said Register's Office.

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

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 516 River Rouge Drive, Nashville, TN 37209
(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 and 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 our hand s this 12th day of March, 19 99

Dinah Jean Winsett Duke

Dinah Jean Winsett Duke

D. R. Duke

D. R. Duke

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 Dinah Jean Winsett Duke and husband, D. R. Duke

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of March 19 99.

Commission expires 5-27-01

Notary Public

LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0565333

99 MAR 24 PM 3:32

3073 03/24 0101 03CHECK 436.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0565333 (CLERK'S REFERENCE)

99 MAR 24 PM 3:32

BOOK 11398 PG. 714

CAMT
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50

03/24/99 01 15:33 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442158