Davidson County DEEDWARR
Recvd: 12/03/02 09:17 2pgs
Fees:13.00 Taxes:440.30

20021203-0148435

Dav. Co. File Box 14-A
jtc file no. 15561-2

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41386**

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 119,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **27th DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 4/10/05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
TONY L. STANSBERRY et ux **676 Kings Way Drive** **Old Hickory, TN 37138**	CTX MORTGAGE COMPANY P. O. Box 199077 Dallas, TX 75219-9077	**53-15-37**

FOR AND IN 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 **I, ADA HOLLIDAY, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY L. STANSBERRY and wife, MELISSA STANSBERRY**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Lot No. 32, on the plan of King Court, Section IV, of record in Plat Book 9700, Page 111, and amended in record in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ada Holliday, unmarried, by deed from Larry Powell Builders, Inc., of record in Book 10226, Page 51, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Ada S. Holliday pursuant to a Power of Attorney executed by same on the 22nd day of November, 2002, and being filed for record as Instrument No. 20021203-0148434 .

Unimproved ( )

This is improved (**X**) property, known as **676 Kings Way Drive, Old Hickory, Tennessee 37138**
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 my hand this 27th day of November, 2002.

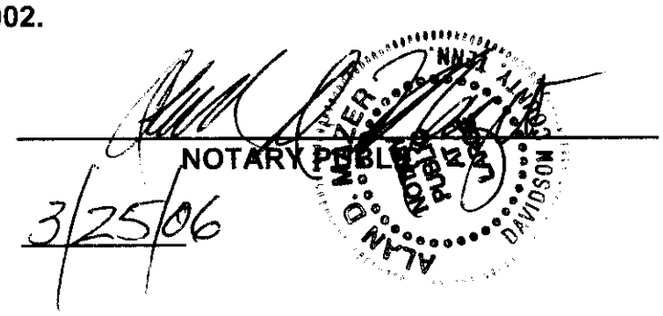
X Ada Holliday by Judith D. Lavender, Atty in Fact
ADA HOLLIDAY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 27th day of November, 2002, before me personally appeared JUDITH D. ALVERIDES to me known to be the person who executed the foregoing instrument in behalf of ADA S. HOLLIDAY, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said ADA S. HOLLIDAY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of November, 2002.



My Commission Expires: 3/25/06