This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5294 PAGE 303

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery T. Landrum et ux	Churchill Mortgage	MAP 75-4
(NAME) 4729 Phoenix Dr.	(NAME) 1835 Savoy Drive NE Suite 300	Parcel 133
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS) Atlanta, Georgia 30341	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Jeffery T. Landrum and wife, Shela G. Landrum and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jeffery T. Landrum and wife, Shela G. Landrum have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $34,000.00 secured by deed of trust of record in Book 4908, page 820, Register's Office for Davidson County, Tennessee,

We, John W. Cotham and wife, Betty J. Cotham

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffery T. Landrum and wife, Shela G. Landrum,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.
Said Lot No. 344 fronts 85 feet on the northerly side of Phoenix Drive and extends back 150 feet on the easterly line and 154 feet on the westerly line to a dead line measuring 97.39 feet thereon.

Being the same property conveyed to John W. Cotham and wife, Betty J. Cotham by deed from James R. Franklin and wife, Mary Beth Franklin of record in Book 4609, page 440, Register's Office for said County.

This conveyance is subject to a ten-foot utility and drainage easement, utility anchor easement, 30-foot building set-back line from Phoenix Drive and conditions of Owner's Certificate of record in Book 4460, page 19, said Register's Office and restrictive covenants of record in Book 4511, page 994, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 5th day of June 1978

Affiant Jeffery T. Landrum

My commission expires: 9/12/81 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 4729 Phoenix Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jeffery T. Landrum and wife, Shela G. Landrum, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are assumed by the purchasers, and as above set out. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jeffery T. Landrum and wife, Shela G. Landrum, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 5th day of June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Cotham

John W. Cotham

Betty J. Cotham

Betty J. Cotham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran *a Notary Public in and for said County and State,* John W. Cotham and wife, Betty J. Cotham

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* June, *19* 78

Doris E Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8/12/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.

WARRANTY DEED

FROM

John W. Cotham et ux

TO

Jeffery T. Landrum et ux

JUN-6 78	CONV	48,500.00			
JUN-6 78	S'TAX		B*	126.10	
JUN-6 78	PR'FEE		B*	.50	
JUN-6 78	W'DEED		B*	4.00	* 130.60

E 6921.0

IDENTIF. REFERENCE

JUN 6 8 09 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238