THIS INSTRUMENT PREPARED BY: East End Title & Escrow
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

Mail

WARRANTY DEED

BOOK 6354 PAGE 322

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES B. HAMMOND, ET UX	First Atlanta Mtg. Corporation	Map 75-8
(NAME)	(NAME)	
652 Atlanta Drive	615 Peachtree Street NE	Parcel 78
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30308	4D 65320
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5418, page 337, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless therefor,

JAMES L. LANDIS AND WIFE, BARBARA A. LANDIS, by and through CAROLYN F. WADDEY, as Attorney-In-Fact for JAMES L. LANDIS AND WIFE, BARBARA A. LANDIS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES B. HAMMOND AND WIFE, MARIE KEMPISTA, hereinafter referred to as Grantees,

their ---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James L. Landis and wife, Barbara A. Landis, by deed from Don R. Thompson and wife, Kay O. Thompson, of record in Book 5418, page 334, Register's Office for Davidson County, Tennessee.

Carolyn F. Waddey executes this instrument as Attorney-In-Fact for James L. Landis and wife, Barbara A. Landis, pursuant to Special Power of Attorney which is recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me, this the 1st day of August 19 84

Affiant James B Hammond

My commission expires: 10/21/84 (Affix Seal) Notary Public Barbara A Read

unimproved ( )
This is improved (X) property, known as 652 Atlanta Drive, Hermitage, TN 37076
(House Number) (Street) 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 Grantees, 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.*

We *further covenant and bind* ourselves, our ---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* August *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

James B Hammond
Marie Kempista

James L. Landis By Carolyn F. Waddey attorney in fact
Barbara A. Landis By Carolyn F. Waddey attorney in fact

08/07 154.60- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES B. HAMMOND AND WIFE, MARIE KEMPISTA

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of August, 19 84.

Barbara A Read
Notary Public

Commission expires 10/21/84

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 .....

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 CAROLYN F. WADDEY, to me known to be the person who executed the foregoing instrument on behalf of JAMES L. LANDIS AND WIFE, BARBARA A. LANDIS, and acknowledged that she executed the same as the free act and deed of the said JAMES L. LANDIS AND WIFE, BARBARA A. LANDIS, for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of August, 1984.

Barbara A Read
NOTARY PUBLIC

My commission expires: 10/21/84

WARRANTY DEED

FROM
JAMES L. LANDIS, ET UX

TO
JAMES B. HAMMOND, ET UX

FILED & RECORDED
DAVIDSON COUNTY, TN
Aug 7 9 10 AM '84

IDENTIFICATION REFERENCE

141361

355

PEOPLES BANK WAYNESBORO TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6354 PAGE 324

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
			68500.00- CAMT	
			178.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	184.60-
0113A08/07/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 61
I 4 I
IDENTIFICATION REFERENCE
AUG 7 9 10 AM '64
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.0058969