File Box 9

BOOK 6852 PAGE 797

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Alfred D. Russom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 86

Gail Arendall
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred D. Russom et ux (NAME)	Mortgage Corp. of the South (NAME)	MAP 34-14
2104 Fremont Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	PARCEL 45
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	FB# 11D 27420

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, WE, John O. Fuqua and wife, Betty H. Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred D. Russom and wife, Dianna S. Russom

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. 62 on the plan of Stanley Heights of record in Book 3300 at page 74, Register's Office for said County.

Said Lot No. 62 fronts 90.0 feet on the westerly margin of Bain Drive and extends back 70.9 feet on the northerly line and 105.1 feet on the southerly line to a dead line in the rear, measuring 59.6 feet thereon.

Being the same property conveyed to John O. Fuqua and wife, Betty H. Fuqua by deed from Michael G. Wilson and wife, Judith A. Wilson of record in Book 5328 at page 315, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1986 which have been prorated and for which Grantees will be responsible; (b) restrictive covenants of record in Book 3405 at page 286, said Register's Office and (c) the matters set forth on said plan.

As part of the consideration for this conveyance Grantees assume and agree to pay the indebtedness evidenced by the note referenced in the deed of trust of record in Book 5209 at page 495, said Register's Office (Mortgage Corp. of the South No. 098687) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 1417 Bain Dr., Madison, Tennessee 37215
(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 28th day of April, 19 86

John O. Fuqua

John O. Fuqua

Betty H. Fuqua

Betty H. Fuqua

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John O. Fuqua and wife, Betty H. Fuqua

the 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 28th day of April 19 86.

Commission expires 7-17-88

Gail Arendall
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (himself) (themselves) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
John O. Fuqua and wife, Betty H. Fuqua

TO
Alfred D. Russom and wife,
Dianna S. Russom

IDENTIFICATION REFERENCE

9 9 3 0 9

MAY 9 3 16 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			[illegible]	CAMT.
			101.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	107.90-
2397	05/09/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99369

IDENTIFICATION REFERENCE

MAY 9 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246263