Address New Owner:	Send Tax Bills to:	Map/Parcel
James K. Roussel	Same	Map 162-13
1015 Fair St.		Par 197
Franklin, Tenn. 37064		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, LAND INVESTMENT AND DEVELOPMENT CORPORATION, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JAMES K. ROUSSEL, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Dreamland Estates Southeast, Section 2, of record in Book 5200, Page 648, Register's Office for said County, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Land Investment and Development Corporation by deed from Ronald G. Gregory and Vernon M. Williams, tenants in common, of record in Book 6426, page 638, Register's Office for said County. Also being part of the same property conveyed to Land Investment and Development Corporation by deed from Gary M. Jones, unmarried, of record in Book 6149, page 139, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 6426, Page 644, as amended in Book 6437, page 304, nad as corrected in instrument of record in Book 6467, page 165, said Register's Office and the Plan of record in Book 5200, Page 648, said Register's Office, to which reference is made and which contains certain setback lines, notes, restrictions and easements thereon.

This property is conveyed subject to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by Houston T. Ezell.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES K. ROUSSEL, his heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 its hand on this the 29 day of April, 1986.

LAND INVESTMENT AND DEVELOPMENT CORPORATION

Houston T. Ezell, President

HOUSTON T. EZELL, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 16,000.00.

AFFIANT

Subscribed and sworn to before me on this the 29th day of April, 1986.

Peggy Anne Taylor
NOTARY PUBLIC

My commission expires: 4-1987.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Land Investment and Development Corporation, a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Houston T. Ezell as such President.

Witness my hand and official seal at office at Brentwood, Tennessee on this 29 day of April, 1986.

Mrs. Douglas L. Sanders
NOTARY PUBLIC

My commission expires: 9/9/89.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JUN 12 10 44 AM '86
IDENTIFICATION REFERENCE
09894

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

RECEIVED OF _____

FOR _____

BOOK 6884 PAGE 964

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

16000.00- CAMT.
41.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
4740A06/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09894

IDENTIFICATION REFERENCE

JUN 12 10 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258338