Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Steven B. Landau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August 19 89

Notary Public Jeffrey W. Combos

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

BOOK 7929 PAGE 668

THIS INSTRUMENT WAS PREPARED BY
Combos & Lawless, P. C. 23rd Floor, First American Center, Nashville, TN 37238-0057

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Steven B. Landau (NAME)	NEW OWNER (NAME)	MAP 73.07
2429 Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 64
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Marvin Fox, Jr., executor of the Estate of Mary Katherine Hibdon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven B. Landau and wife, Judith L. Landau

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. 367 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 367 fronts 115 feet on the easterly side of Fairbrook Drive and runs back 290 feet on the northerly line and 288.8 feet on the southerly line to a dead line, measuring 80.85 feet thereon.

Being the same property conveyed to Peyton E. Hibdon and wife, Mary K. Hibdon by deed from Hurley E. Campbell and wife, Catherine B. Campbell of record in Book 4036, page 731, AND FURTHER CONVEYED to Katherine Hibdon by Final Decree of Absolute Divorce of record in Book 4831, page 703, Register's Office for Davidson County, Tennessee. Katherine Hibdon having since died appointed Marvin Fox, Jr. as Executor to her estate of record in Will Book 165, page 387, Probate Court for Davidson County, Tennessee.

Note: Katherine Hibdon was one in the same as Mary Katherine Hibdon.

unimproved ( )
This is improved (XX) property, known as 2429 Fairbrook Drive, Nashville, TN 37214
(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 my hand this 30th day of August, 19 89

Marvin Fox, Jr. Marvin Fox Jr, Executor

STATE OF TENNESSEE
County of _____
Personally appeared before me, _____,
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BOOK 7929 PAGE 669

Witness my hand, at office, this _____ day of _____, 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson
Personally appeared before me, Marvin Fox, Jr.,
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 1989

Commission expires 1/21/90

_____
Notary Public

63099

WARRANTY DEED

FROM

Estate of Mary Katherine Hibdon

TO

Steven R. Landau and wife,

Judith L. Landau

IDENTIFICATION REFERENCE

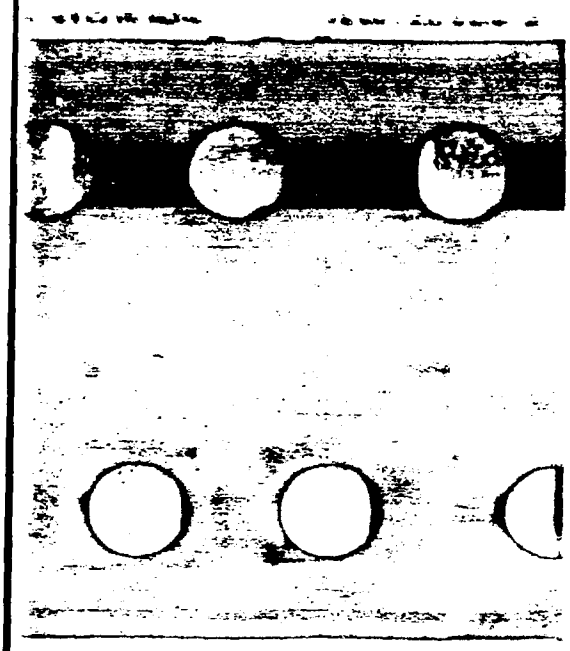
SEP 1 3 07 PM '89

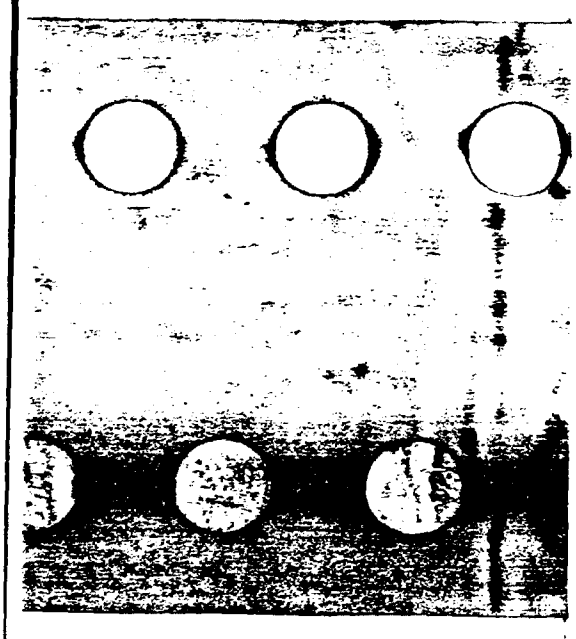
DAVIDSON COUNTY, TN

1145 09/01 0101 03CHECK 256.15

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 670

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	75500.00
CON TX	249.15
PRFEE	1.00
RECD	6.00
TOTAL	256.15
CHECK	256.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/89 01 15:08 0001 1145

6309 9

IDENTIFICATION REFERENCE

SEP 1 3 07 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 245177