WARRANTY DEED

BOOK 8084 PAGE 309

THIS INSTRUMENT PREPARED BY
GEORGE E. MUDTER, JR., ATTY.
C-12 Paddock 229 Ward Cr.
Brentwood, Tennessee 37027
SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.Ms Richard Landis (NAME)	American National Financial, Inc. (NAME)	130-11
4304 Warner Place (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center North #250 (STREET ADDRESS)	Par 13
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30338 (CITY) (STATE) (ZIP)	BM 03010

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, PEACHES G. BLANK SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD LANDIS and wife, TRACEY S. LANDIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Warner Place Subdivision, as of record in Plat Book 5200, page 504, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward C. Blank, II and wife, Peaches G. Blank by deed from Debra Moore Barnett and husband, N. Mitchell Barnett, of record in Book 6728, page 635, said Register's Office, the said Edward C. Blank, II, having since died.

Irby C. Simpkins, spouse of Peaches G. Blank, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Peaches G. Blank Simpkins.

11456

IDENTIF. REFERENCE

Apr 9 1 45 PM '90

DAVIDSON COUNTY

9517 04/09 0101 03CHECK 1970.50

unimproved ( )
This is improved (X) property, known as 4304 Warner Placen Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of April, 19 90

Peaches G. Blank Simpkins
Peaches G. Blank Simpkins

Irby C. Simpkins, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEACHES G. BLANK SIMPKINS and husband Irby C. Simpkins,

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

Witness my hand at office, this _____ day of April, 1990.

My commission expires 1-9-91 Notary Public Shirley A. Zeitlin

SHIRLEY A. ZEITLIN NOTARY PUBLIC DAVIDSON CO. TN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Richard Landis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1990.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

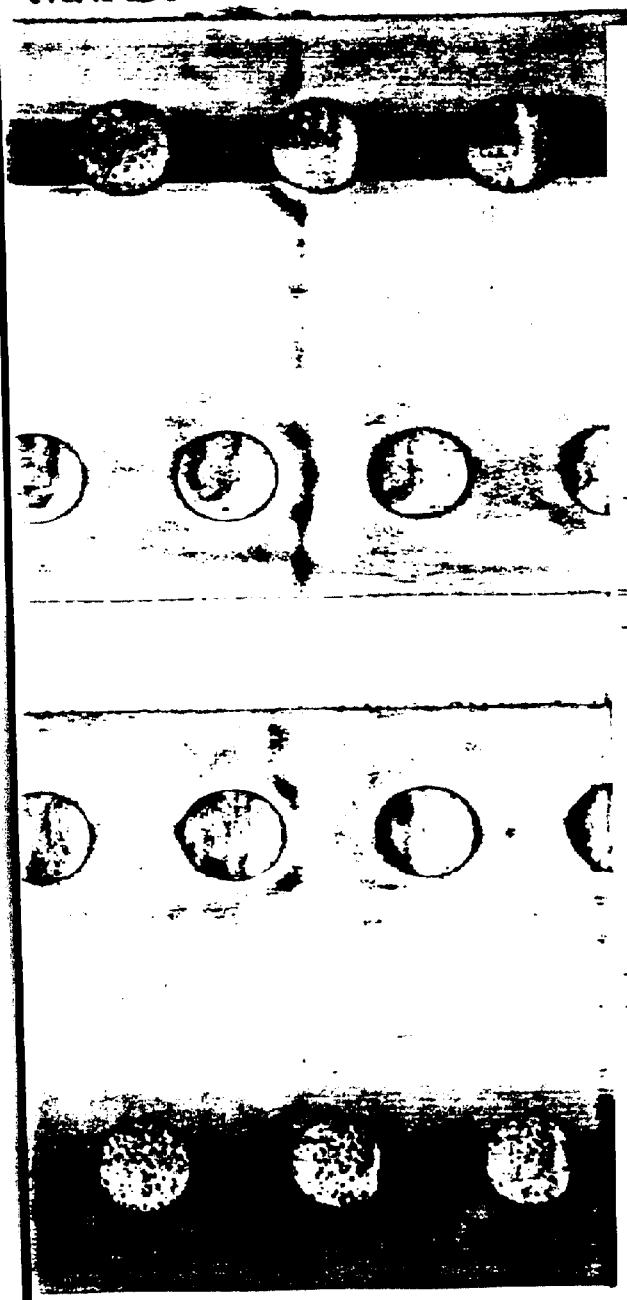
Alan J Salem
Notary Public

WARRANTY DEED

FROM PEACHES G. BLANK and husband

TO RICHARD LANDIS and wife TRACEY S. LANDIS

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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
			CAMT	595000.00
			CON TX	1963.30
			ERR	CO
			CON TX	1963.30-
			CON TX	1963.50
			PRFEE	1.00
			MDEED	6.00
			TOTAL	1970.50
			CHECK	1970.50

04/09/90 01 13:44 0001 9517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:7456
IDENTIF. REFERENCE
APR 9 1 45 PM '90
DAVIDSON COUNTY TN.

No. 308650