WARRANTY DEED

BOOK 8113 PAGE 539

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT B. LANDIS	FIRST UNION MORTGAGE CORPORATION	MAP 132-6
(NAME)	(NAME)	
857 Curtiswood Lane	4300 Six Forks Rd., PO Box 18109	PARCEL 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Raleigh, North Carolina 27619	OH6265
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, J. DAVID COULTON AND WIFE, CAROLINE COULTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT B. LANDIS AND WIFE, CYNTHIA L. 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. 1 on the Plan of Resubdivision of the James M. Rountree and wife, Bertie A. Prop., as of record in Plat Book 5190, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. David Coulton and wife, Caroline Coulton by deed from C. William Andree, III and June Andree, husband and wife of record in Book 6875, page 424, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 6407, page 330; and (3) All matters appearing on the Plan of record in Plat Book 5190, page 77, said Register's Office.

The said Caroline Coulton and C. Coulton being one and the same person.

27813

IDENTIFICATION

MAY 22 8 39 AM '90

FILED & RECORDED

3523 05/22 0101 03CHECK 1211.50

unimproved ( ) This is improved (XX) property, known as 857 Curtiswood Lane, Nashville, Tennessee 37220

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 17th day of May, 19 90

J. David Coulton by C. Coulton — Caroline Coulton

~~J. DAVID COULTON~~ ~~CAROLINE COULTON~~
BY: CAROLINE COULTON, ATTORNEY-IN-FACT, FOR
THE SAID J. DAVID COULTON, BY POWER OF ATTORNEY
~~RECORDED SIMULTANEOUSLY HEREWITH.~~

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE COULTON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of May, 90.

My commission expires 3-11-91 Notary Public

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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE COULTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of J. DAVID COULTON, the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1990.

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

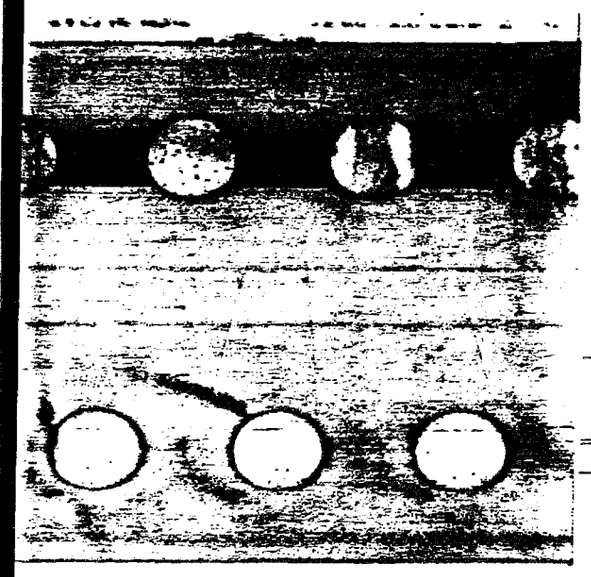
Notary Public

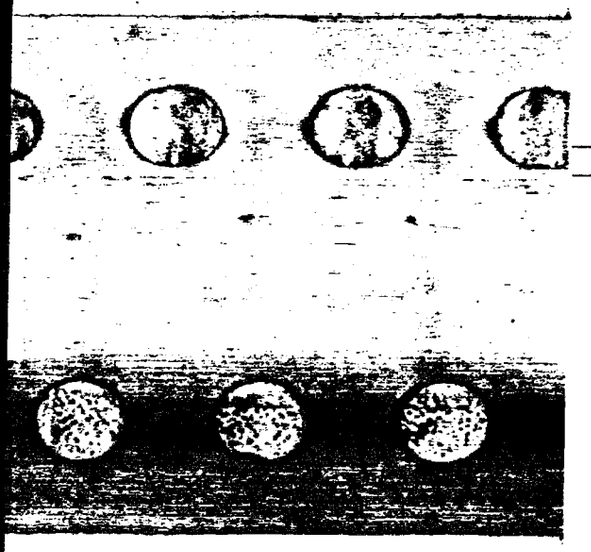
WARRANTY DEED

FROM: J. DAVID COULTON AND WIFE, CAROLINE COULTON

TO: ROBERT B. LANDIS AND WIFE, CYNTHIA L. LANDIS

PLEASE RETURN TO:
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 365000.00
CON TX 1204.50
PRFEE 1.00
WDEED 6.00
TOTAL 1211.50
CHECK 1211.50

05/22/90 01 08:39:00001 3523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27811

IDENTIFICATION REFERENCE

MAY 22 8 39 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 320947