This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
March 30, 1993

ADDRESS NEW OWNER:
James R. Shrum and Vara S. Shrum
3933 Keeley Drive
Nashville, Tennessee 37211

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

SEND TAX BILL:
First American
National Bank
ATTN: Mortgage
Servicing
P.O. Box 305048
Nashville, TN
37230-5048

MAP AND PARCEL:
MAP 148-10-0
GROUP
PARCEL 092.00

WARRANTY DEED

7364 03/30 0101 03CHECK 308.70

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Don J. Waggoner and wife, Sandra Marsden L. Waggoner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Shrum and wife, Vara S. Shrum, 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:

> BEING Lot No. 18 on the Map of Blanchard Heights, as of record in Book 2663, pages 62 and 63, Register's Office for said County.
>
> SAID Lot No. 18 fronts 133.34 feet on the westerly side of Keeley Drive, as shown by Surveyor's Certificate of Correction of record in Book 2926, page 116; and extends back 270.3 feet on the northerly line and 246.31 feet on the southerly line to a dead line in the rear on which it measures 148.31 feet.
>
> BEING the same property conveyed to Don J. Waggoner and wife, Sandra Marsden L. Waggoner by deed from Raymond E. Head and wife,Dorothy B. Head, as of record in Book 4165, page 51, Register's Office for Davidson County, Tennessee.

This is improved property known as 3933 Keeley Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Shrum and wife, Vara S. Shrum, their heirs and assigns, forever; and we, Don J. Waggoner and wife, Sandra Marsden L. Waggoner, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 30th day of March, 1993.

Don J. Waggoner

Sandra Marsden L. Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don J. Waggoner and wife, Sandra Marsden L. Waggoner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 1993.

Herman A. Ruben
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 81,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of March, 1993.

Herman A Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

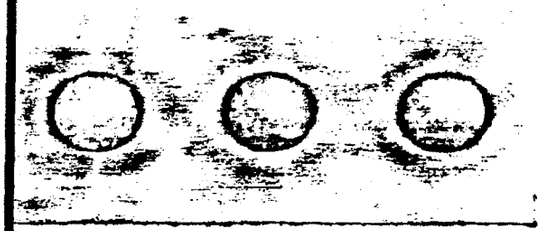
046886

REFERENCE

'93 Mar 31 4:01 PM

PICK-UP









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

RECEIVED OF _____

FOR _____

BOOK 8900 PAGE 590

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	81000.00
CON TX	299.70
PRFEE	1.00
WDEED	8.00
TOTAL	308.70
CHECK	308.70

03/30/93 01 16:00 0001 7364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04686

REFERENCE

01 PM '93

No. 634820