40963

REFERENCE

PICK-UP

BOOK 9635 PG 579

FORM NO WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

L. M. Austin

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF March 1995.

James A. Carney
Notary Public

MY COMMISSION EXPIRES 11/25/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
L. M. Austin	Fleet Funding Corporation	Map 132-16
(NAME)	(NAME)	
427 Lynn Court	324 West Evans Street	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Florence, S.C. 29501-0537	
(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, WE, Brenda Landrum, and husband, Omer C. Landrum,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. M. Austin

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. 815 on the plan of Caldwell Hall Subdivision, Section Thirteen, recorded in Book 3300, pages 65 and 66, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal and accurate legal description.

Being the same property conveyed to Brenda Landrum by deed from Gloria Austin and Cathy Austin Warner, both unmarried, of record in Book 8674, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by David L. White and wife, Patricia L. White, of record in Book 7756, page 610, said Register's Office, securing BancBoston Mortgage Corporation, assigned to Fleet Funding Corporation.

All sums of money held in escrow by Fleet Funding Corporation is herewith transferred to Buyer, for which Buyer has paid to Seller.

Omer C. Landrum, the husband of Brenda Landrum, joins in this conveyance.

unimproved ( )
This is improved (XX) property, known as 427 (House Number) Lynn Court (Street) Nashville, Tennessee 37211 (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. 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 our hand s this 31st day of March, 1995

Brenda Landrum
BRENDA LANDRUM

Omer C. Landrum
OMER C. LANDRUM

BK/ 9635 PG 550

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Brenda Landrum and husband, Omer C. Landrum,

the bargainor s ____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein ~~contained~~.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 1995.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires 7-27-96 _____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BRENDA LANDRUM

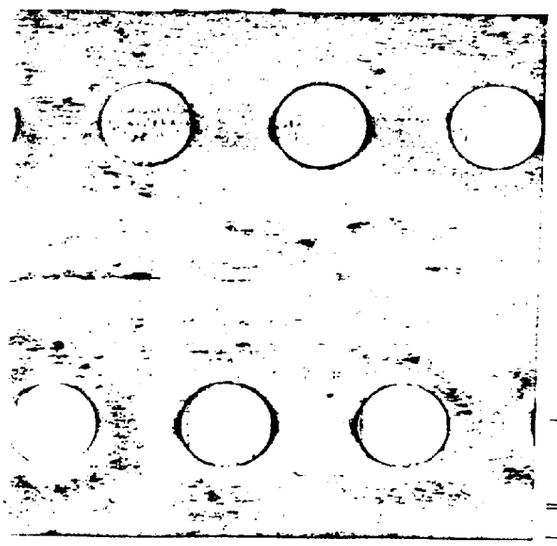
TO

L. M. AUSTIN

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1995 04/03 2:01 03CHECK 519.50



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

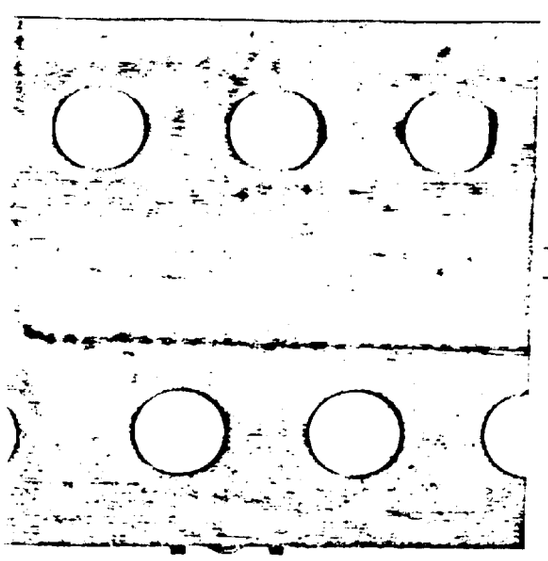
RECEIVED OF _____

FOR _____

BOOK 9635 PG 581

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	138000.00
CON TX	510.60
PRFEE	1.00
WDEED	8.00
TOTAL	519.60
CHECK	519.60

04/03/95 01 15:56 0001 7044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48063
IDENTIFICATION REFERENCE

95 APR -3 PM 3:57

DAVIDSON COUNTY, TN.

No. 896574