SDB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9660 PG 988

ADDRESS NEW OWNER:
Diane Luton Blum and Jeffrey William Blum
1512 Clayton Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 117-8
GROUP
PARCEL 157

WARRANTY DEED

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, I, Phyllis Tyler-Wayman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Diane Luton Blum and husband,Jeffrey William Blum, 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. 202 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phyllis Tyler-Wayman, married by deed from Mary L. Mitchell and husband, Jerry Read, as of record in Book 8129, page 221, Register's Office for Davidson County, Tennessee.
>
> The undersigned Lawrence H. Tyler-Wayman, spouse of Phyllis Tyler-Wayman, joins in this conveyance for the purpose of conveying any marital interest he may have in subject property.

This is improved property known as 1512 Clayton Avenue, Nashville, TN 37212.

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

1. Subject to 1995 property taxes and any subsequent years thereafter.
2. All matters as shown on the plan of record in Book 332, page 10, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Diane Luton Blum and husband,Jeffrey William Blum, their heirs and assigns, forever; and I, Phyllis Tyler-Wayman, married, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 28th day of April, 1995. BOOK 9660 PG 989

Phyllis Tyler-Wayman

Phyllis Tyler-Wayman

Lawrence H. Tyler-Wayman By

Lawrence H. Tyler-Wayman
By: Phyllis Tyler-Wayman
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phyllis Tyler-Wayman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1995.

Tracy C. Bacchus

NOTARY PUBLIC

My Commission Expires:
9/27/97

6675 05/02 0101 03CHECK 501.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis Tyler-Wayman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Lawrence H. Tyler-Wayman, as his Attorney-In-Fact, as the free act and deed of the within named Lawrence H. Tyler-Wayman. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1995.

Tracy C. Bacchus

NOTARY PUBLIC

My Commission Expires:
9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 133,000.00.

Tracy C. Bacchus

AFFIANT

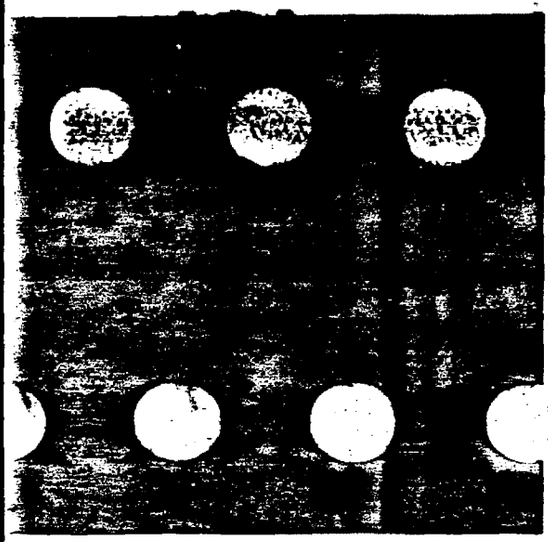
Subscribed and sworn to before me
this 28th day of April, 1995.

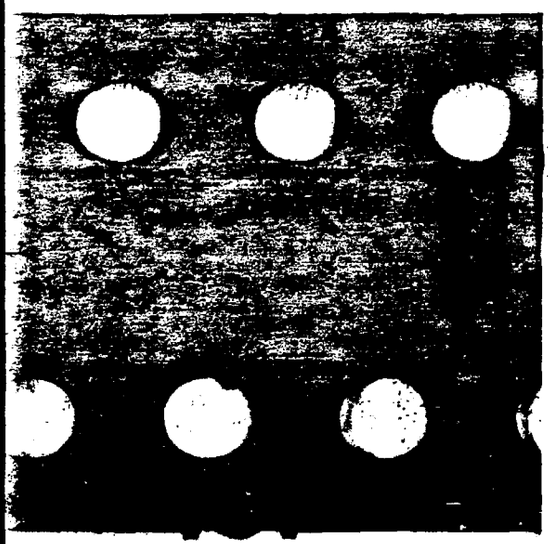
Tracy C. Bacchus

NOTARY PUBLIC
My Commission Expires: 9/27/97

95 MAY -2 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56851
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9660 PG 990

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
133000.00
CON TX 492.10
PRFEE 1.00
OVERPAY 8.00
TOTAL 501.10
CHECK 501.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/95 01 11:13 0001 6675

56851
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906098