THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9711 PG 626

ADDRESS NEW OWNER:

JERRY L. SHRUM AND WIFE,
JOYCE A. SHRUM
186 WESSINGTON PL
HENDERSONVILLE, TN 37075

MAP/PARCEL NUMBER:

MAP 43-13, PARCEL 74

SEND TAX BILLS TO:

BOATMEN'S NATIONAL MORTGAGE, INC.
4041 KNIGHT ARNOLD ROAD
MEMPHIS, TN 38118-0559

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $35,500.00.

Jerry L. Shrum
AFFIANT

Subscribed and sworn to me, this the 23 day of JUNE, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from ANITA DARLENE GOWER, SINGLE, TO ERNEST W. TURNBULL, TRUSTEE, as evidenced by a Deed of Trust of record in Book 5181, page 45, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, D.H. WASSMER, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARIES, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JERRY L. SHRUM AND WIFE, JOYCE A. SHRUM, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 221 MAPLE STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title

and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23 day of JUNE, 1995.

D.H. WASSMER, TRUSTEE, GRANTOR

JERRY L. SHRUM, GRANTEE

JOYCE A. SHRUM, GRANTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.H. WASSMER, TRUSTEE, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of JUNE, 1995.

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE — DENISE C. ALLIS — SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY L. SHRUM AND WIFE, JOYCE A. SHRUM, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of JUNE, 1995.

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE — DENISE C. ALLIS — SUMNER COUNTY TENNESSEE

95 JUN 26 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0073183
IDENTIF. ← REFERENCE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of a tract conveyed to Raleigh L. Smith by Deed of record in Book 481, page 287, said Register's Office, and described according to a survey by John Kohl, Surveyor, dated July 18, 1977, as follows:

Said Lot No. 1 fronts 55 feet on the north side of Maple Street and extends back between parallel lines 150 feet to a dead line in the rear measuring 56.2 feet thereon.

Being the same property conveyed to D.H. Wassmer, Trustee, by Warranty Deed from Thomas E. Stewart, Trustee, of record in Book 9541, page 802, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

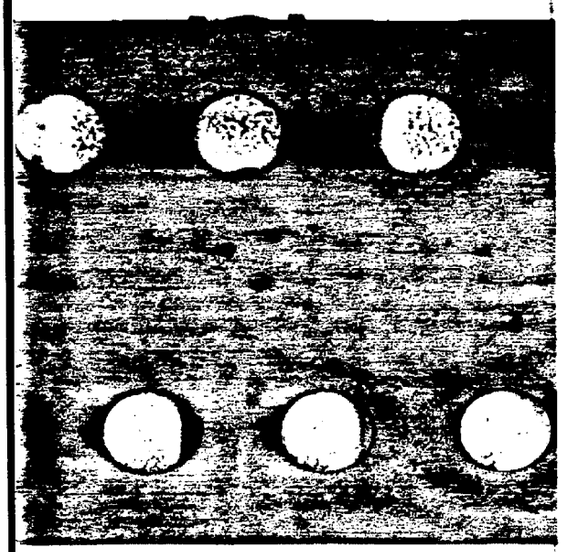
1. Real property taxes for 1995 and all future years.

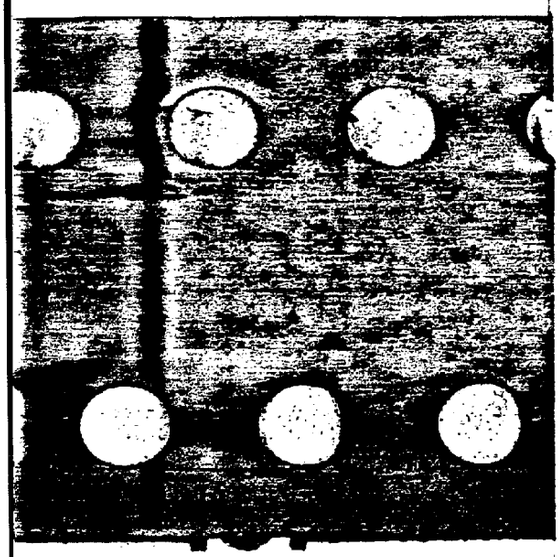
2. All matters set forth on the instrument of record in Book 481, page 287, said Register's Office.

3. Deed of Trust from Anita Darlene Gower, single, to Ernest W. Turnbull, Trustee, of record in Book 5181, page 45, said Register's Office, to secure to THDA, c/o The Lomas & Nettleton Company, the payment of one note dated July 27, 1977, in the original principal amount of $18,500.00, due and payable as set forth therein.

4. Unrecorded easements for roads and utilities, if any.

4692 06/26 0101 03CHECK 144.35





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 629

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	35500.00
			CON TX	131.35
			PRFEE	1.00
			WDEED	12.00
			TOTAL	144.35
			CHECK	144.35
06/26/95	01	09:32	0001	4692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073183 IDENTIF. ↑ REFERENCE

95 JUN 26 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923893