This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9712 PG 812

ADDRESS NEW OWNER:
Vickie L. Coin
645 Mercer Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fidelity Savings Association of Kansas
100 E. English, P.O. Box 1007
Wichita, Kansas 67201

MAP AND PARCEL:
Map 75
Group 11
Parcel 72
FB# 04D-67572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Willlie Murlean Braddom**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Vickie L. Coin**, unmarried, hereinafter called the Grantee, his 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. 399 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Willlie Murlean Braddom, unmarried by deed from Timothy L. Jackson and wife, Cynthia L. Jackson, dated September 29, 1993, as of record in Book 9109, page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as 645 Mercer Drive, Hermitage, TN 37076.

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

This conveyance is further made subject restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 4849, page 767; Book 5020, page 58; Book5028, page 357; Book 5545, page 321 and Book 6017, page 179, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4675, page 140, said Register's Office, including but not limited to a 30 foot minimum building setback line from Mercer Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

As a portion of the consideration for this conveyance, as evidenced by Grantee' acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to Fidelity Savings , commencing with the payment due on July 1, 1995, and which mortgage indebtedness is evidenced by an instrument of record in BookTrust Deed Book 7609, page 214, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vickie L. Coin, unmarried, his heirs and assigns, forever; and I, Willlie Murlean Braddom, unmarried, do covenant with the said Grantee 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 Grantee, his 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 23rd day of June, 1995.

Willie Murlean Braddom

Willlie Murlean Braddom

0073623
IDENTIF. ↑ REFERENCE

95 JUN 27 AM 8:33
FELIX Z. GIBSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Willlie Murlean Braddom, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of June, 1995.

Patricia M. Swirn
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

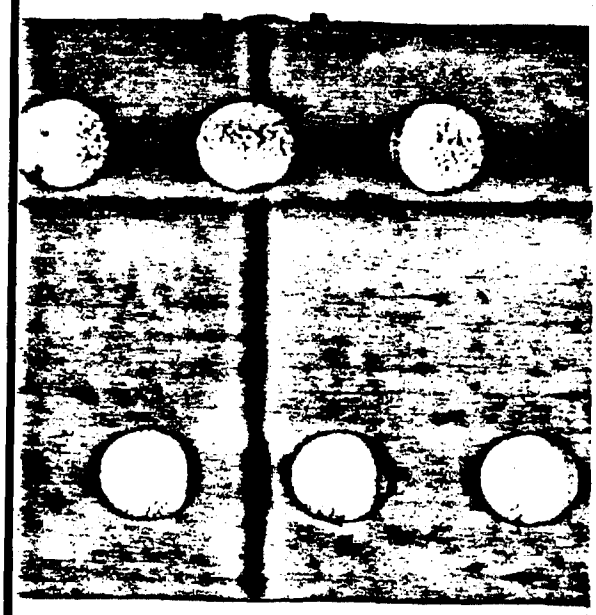
The actual value or consideration, whichever is greater, for this transfer is $ 67,977.05.

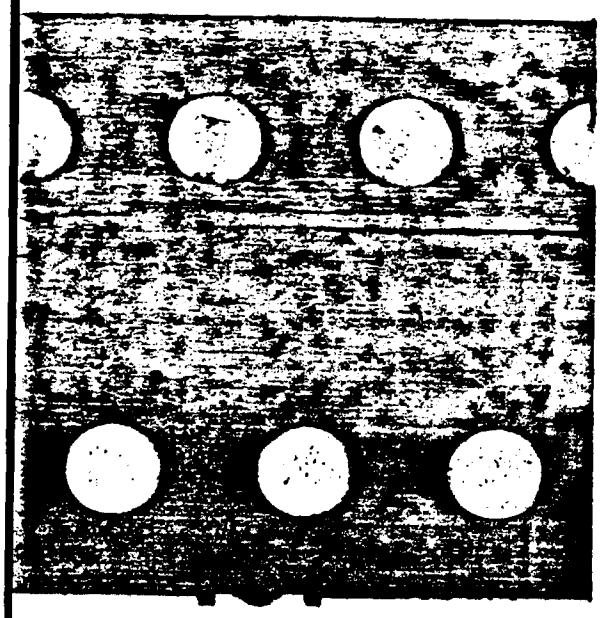
Vickie K. Cox
AFFIANT

Subscribed and sworn to before me
this 23rd day of June, 1995.

Patricia M. Swirn
NOTARY PUBLIC
My Commission Expires: February 3, 1997

11:55 06/27 01:01 03CHECK 264.52





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9712 PG 815

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	67977.05
CON TX	251.52
PRFEE	1.00
WDEED	12.00
TOTAL	264.52
CHECK	264.52

06/27/95 01 08:33 0001 5165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073623
IDENTIF. ↑ REFERENCE

95 JUN 27 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924361