9074618
IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 SEP 29 AM 10:32
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

W & I Ref: (kd) Title No: 36586
Dav. Co. File: Box 8

FILED 9715 PG 985

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Radlauer Susan B. Radlauer 1102 Shiloh Drive Nashville, Tennessee 37205	Countrywide Funding Corporation 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 115-02-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary D. Russell and spouse, Chester F. Russell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Radlauer and spouse, Susan B. Radlauer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 122 on the plan of Crest Meade, Section "A", of record in Book 2330, Page 154, Register's Office for said County.

SAID Lot No. 122 fronts 100 feet on the southeasterly margin of Shiloh Drive and extends back 191.0 feet on the northeasterly line and 176.40 feet on the southwesterly line to a dead line in the rear, measuring 135 feet thereon.

BEING the same property conveyed to Mrs. Mary D. Russell for her sole and separate use by deed from William J. Purcell and spouse, Ollie Myrna Purcell of record in Book 4136, Page 780, said Register's Office. By Quitclaim Deed of record in Book 7513, Page 314, said Register's Office, a tenancy by the entirety was created in Mary D. Russell and husband, Chester F. Russell.

The property herein conveyed is subject to restrictive covenants of record in Book 2794, Page 323, as extends in Book 6056, Page 992, said Register's Office, and to the matters set forth in the reference Plan of record.

This is improved property, known as: 1102 Shiloh Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 1995.

BOOK 9715 PG 983

Mary D. Russell — **Mary D. Russell**

Chester F. Russell — **Chester F. Russell**

State of Tennessee
County of Davidson

On this 26th day of June, 1995, before me the undersigned authority, personally appeared **Mary D. Russell** and **Chester F. Russell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124000.00

Affiant

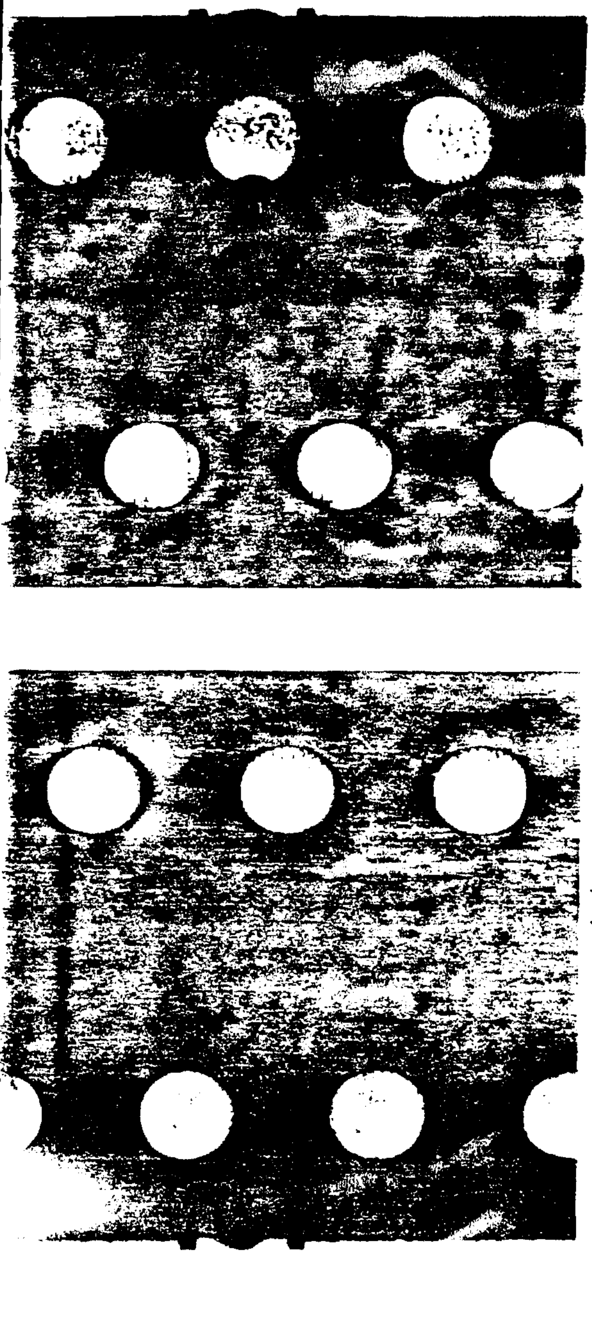
Sworn and subscribed before me on the 26th day of June, 1995.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

Notary Public

RECEIVED 467.50



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

RECEIVED OF ____________________

FOR ____________________ BOOK 9715 PG 987

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
				[illegible]
				[illegible]
				CO TX 458.30
				PRFEE [illegible]
				[illegible] 3.00
				TOTAL [illegible]
				CHECK [illegible]
06/29/95	01			10:33 0001 5254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074618
IDENTIF. # REFERENCE
95 JUN 29 AM 10:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 925429