BOOK 9788PG545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Todd A. Hallums
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August, 19 95.

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
mail
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Hallums (NAME)	Sunbelt National Mortgage (NAME)	120-02-0 128.00
1303 Mars Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (CITY) (STATE) (ZIP)	

FOR AND 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, James Baucom and Karen Baucom, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd A. Hallums and Mignonette Elaine Hallums, husband and wife

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:

Being Lot No. 85 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Baucom and Karen Baucom, husband and wife by deed of record in Book 7910, Page 42, and corrected in Book 9788, Page 543, Register's Office for Davidson County, Tennessee.

The plan of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 40 foot minimum building setback line from Mars Drive, a 10 foot easement for public utility and drainage along the southerly and westerly sidelines of said lot.

0098026
IDENTIF. & REFERENCE

95 SEP -8 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1303 Mars Drive, Nashville, Tennessee 37013
(House Number) (Street) (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. Wherever 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 August, 19 95

James Baucom

Karen Baucom

BOOK 9788 PG 546

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 James Baucom and Karen Baucom, husband and wife

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 Nashville, Tennessee, this 31st day of August, 1995

Commission expires May 16, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 9788PG547

WARRANTY DEED

FROM

James Baucom and Karen Baucom, husband and wife

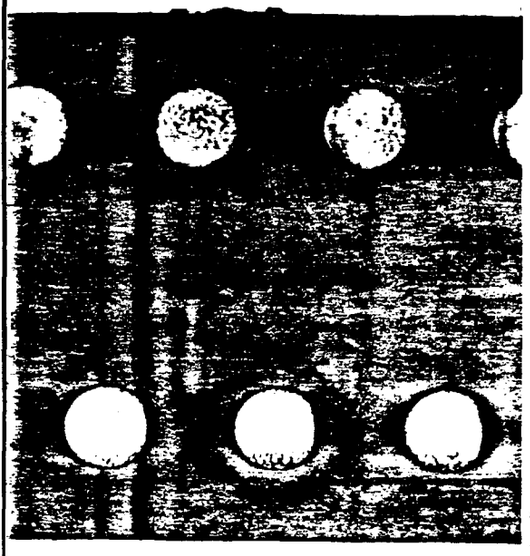
TO

Todd A. Hallums and Mignonette Elaine Hallums, husband and wife

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451

223-90



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

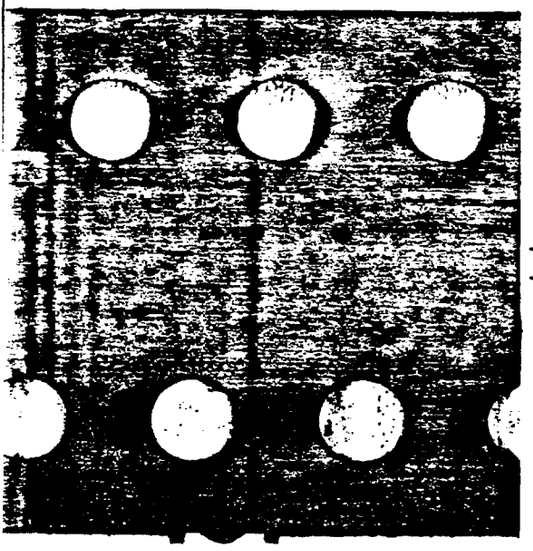
RECEIVED OF _____

FOR _____

BOOK 9788 PG 548

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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
TOTAL	223.90
CHECK	223.90

09/08/95 01 09:08 0001 1662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098026
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950548