BOOK 9809 PG 498

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Brenda F. Landers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda F. Landers (NAME)	Franklin American Mortgage Co. (NAME)	MAP 162-16D
4712 Crystal Brook Drive (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	PARCEL 81
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Malcom Horton and wife, Venita Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda F. Landers, unmarried

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. 90 on the plan of Honey Brook, Section Three, as of record in Plan Book 7900, page 242, as amended in Plan Book 790-0, pages 379 and 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Malcom Horton and wife, Venita Horton by deed from Barry Construction Company, of record in Book 9018, page 223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 8289, page 145, as amended in Book 8298, page 198 and Book 8434, page 447, Register's Office for Davidson County, TN.

Plan of record in Book 7900, page 242, as amended in Plan Book 7900, pages 379 and 380, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 4712 Crystal Brook Drive, Nashville, TN 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 26th day of September, 19 95

Malcom Horton

Venita J. Horton by M Horton attorney in fact
Venita Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9809 PG 499

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcom Horton ~~and wife, Venita Horton~~

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 Franklin, Tennessee, this 26th day of September, 1995.

Commission expires 11-30-97

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for said county and state, Malcom Horton , with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Venita J. Horton and is authorized by Venita J. Horton to execute this instrument on behalf of Venita J. Horton.

Witness my hand, at Franklin, Tennessee, this 26th day of September, 1995

Notary Public

My Commission Expires: 11-30-97

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

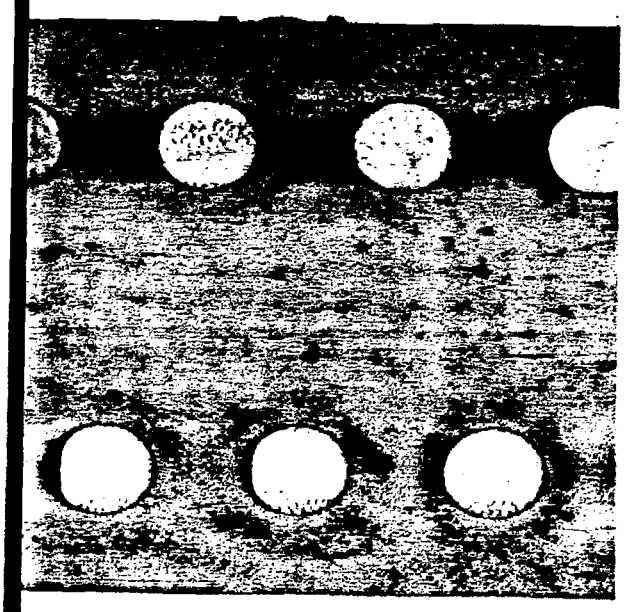
95 SEP 28 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

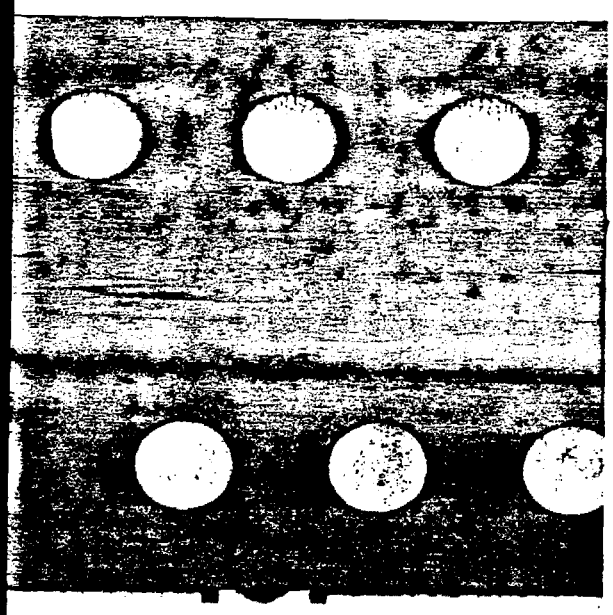
IDENTIF. ↑ REFERENCE

0106117

0307 09/28 0101 03CHECK

456.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9809 PG 500

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 121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
TOTAL 456.70
CHECK 456.70

09/28/95 01 12:23 0001 0307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 28 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. ↑ REFERENCE 0106117

No. 959111