BOOK 9836 PG 341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 261,900.00

Leslie J. Drummond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18th DAY OF October, 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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
Landson Drummond (NAME)	National Bank of Commerce (NAME)	155-12-0-A-023.00
7212 Magnolia Hills Drive (ADDRESS)	7770 Poplar Avenue (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Germantown, Tennessee 38138 (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, South Harpeth Construction Co.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landson Drummond and Leslie J. Drummond, 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 Number 23 on the Plan of Final Plat, Magnolia Hills, of record in Plat Book 7900, Page 782, 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 South Harpeth Construction Co., Inc. by deed of record in Book 9729, Page 773, amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 9498, Page 329 and Book 9499, Page 860, said Register's Office.

The plan of record in Book 7900, Page 782 and amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 25 foot minimum building setback line from Magnolia Hills Drive, 20 foot easement along the rear line, 5 foot easement along each sideline, a 10 foot easement for public utility and drainage along the rear line, a 5 foot easement along the front line of said lot and a 2.5 x 25 foot utility anchor easement located on the southerly corner of said lot.

Subject to a waterline easement of record, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7212 Magnolia Hills Drive, Nashville, Tennessee 37221
(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 18th day of October, 19 95

South Harpeth Construction Co.,
By:
Jimmy Hudgins

Attest:
Joel Cleveland Wilson

STATE OF TENNESSEE
COUNTY OF

BOOK 9836PG342

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jimmy Hudgins and Joel Cleveland Wilson with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the South Harpeth Construction Co., the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jimmy Hudgins as such President, and attesting the same by the said Joel Cleveland Wilson as such Secretary.

Witness my hand and official seal at office at Brentwood, TN on this the 18th day of October 19 95 .

My commission expires May 16, 1998

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

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WARRANTY DEED

FROM

South Harpeth Construction Co.,

TO

Landson Drummond and Leslie J. Drummond, husband and wife

RETURN TO:

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

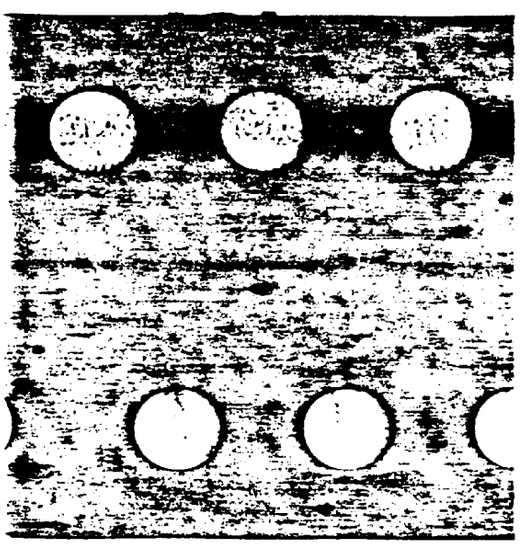
0115296

IDENTIFICATION REFERENCE

95 OCT 24 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2113 10/24 0101 03CHECK 612.03



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

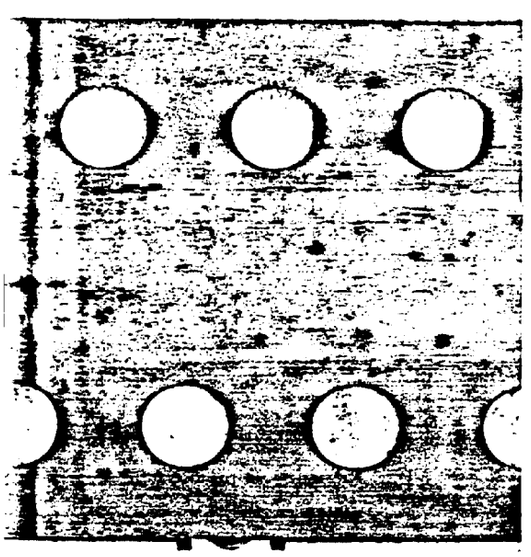
RECEIVED OF _____

FOR _____

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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

161900.00

CDN TX 599.03

PRFEE 1.00

WDEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 612.03

CHECK 612.03

10/24/95 01 10:00 0001 0113

0115296

IDENTIFICATION REFERENCE

95 OCT 24 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 968801