BOOK 9965 PG 792

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,248.15
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96
Notary Public
MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scott Russell	Union Planters Mortgage Servicing	53-9
(NAME) 626 Brentmeadow Circle	(NAME) 7130 Goodlett Farms Pky #4 West	55
(ADDRESS) Madison, TN 37115	(ADDRESS) Memphis, TN 38173-0137	11D 94253
(CITY) (STATE) (ZIP)	(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, Katheryn Hicks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Russell and David Bowden Edwards as joint tenants with right of survivorship

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. 38A, Zone Lot Division of Lot 38, on the Plan of Kimbolton, Section Phase I of record in Plat Book 6900, Page 276-278, and amended in Book 7577, Page 553, and further amended in Book 6900, Page 816, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hugh McNutt and Katheryn Hicks, unmarried by deed of record in Book 9194, Page 202, and Book 9965, Page 790, Register's Office for Davidson County, Tennessee.

The said Hugh McNutt having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings & Loan Association of record in Book 7726, Page 703, and assigned to Union Planters National Bank said Register's Office with a present unpaid balance of approximately $66,248.15, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or

unimproved ( )
This is improved (XX) property, known as 626 Brentmeadow Circle, Madison, TN 37115
(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 my hand this 23rd day of February 1996

Katheryn Hicks
Katheryn Hicks

DCTN01WC

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 Katheryn Hicks, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 23rd day of February, 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

Continuation of Legal Description

Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

0156052

IDENTIF. ↑ REFERENCE

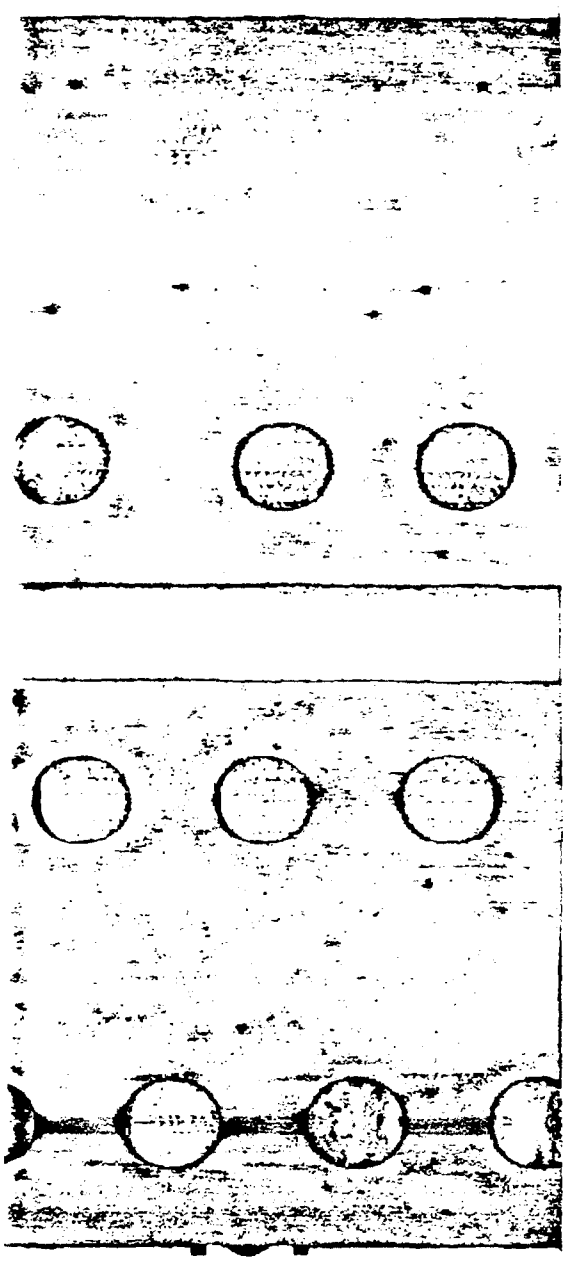
96 MAR -4 AM 10:08

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4014 03/04 0101 03CHECK

279.84

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 794

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	73248.15
CON TX	270.84
PRFEE	1.00
WDEED	8.00
TOTAL	279.84
CHECK	279.84

03/04/96 01 10:09 0001 4034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156052
IDENTIF. ↑ REFERENCE

96 MAR -4 AM 10:

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 1012157