BOOK 10207 PG 822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: ~~June 20, 1998~~ 12-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN. 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC S. MARCUSE (NAME)	ERIC MARCUSE (NAME)	MAP NO. 173-0
14690 OLD HICKORY BLVD. (ADDRESS)	325 VILLAGE GREEN DRIVE (ADDRESS)	PARCEL NO. 35
ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP)	NASHVILLE TN 37217 (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, LARRY DWAIN MULLINS AND MARCIA G. MULLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC S. MARCUSE AND ~~-~~TRACY L. MARCUSE

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 2 on the Final Plat of Mullins Subdivision, recorded in Plat Book 8250, Page 626, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Larry Dwain Mullins and wife, Marcia G. Mullins by deed from Luther L. Hays and wife, Clemmye Moran Hays of record in Book 8271, Page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

0230827

IDENTIF. 4 REFERENCE

96 SEP 30 PM 2:22

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MAIL ENV.

unimproved ( )
This is improved (X) property, known as 14690 OLD HICKORY BLVD., ANTIOCH, 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 26th day of September 19 96

LARRY DWAIN MULLINS

MARCIA G. MULLINS

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 LARRY DWAIN MULLINS AND MARCIA G. MULLINS

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 26th day of September, 98.

Commission expires June 10, 1998

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

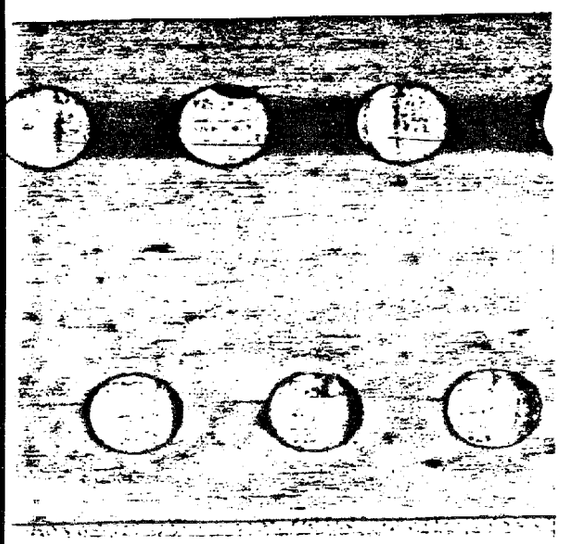
STATE OF TENNESSEE
COUNTY OF

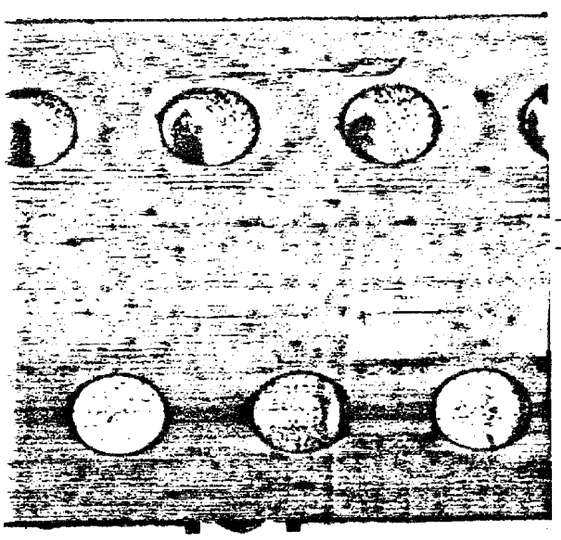
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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





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

RECEIVED OF _____

FOR _____

BOOK 10207 PG 824

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

09/30/96 01 14:26 0001 4391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230827
IDENTIF. # REFERENCE

96 SEP 30 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

No. 1036783