60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10211 PG 93

ADDRESS NEW OWNER:
Mitchell Erby
2009 Lynmeade Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 95-5
GROUP A
PARCEL 53.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janet Mahon, a married person, (formerly Janet M. Wedgewood) hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Mitchell Erby, unmarried, hereinafter called the Grantee, his 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. 53 on the Plan of Belle Acres, Section One, of record in Book 5200, page 144, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janet M. Wedgewood, by deed from Gary L. Wedgewood of record in Book 9923, page 678, Register's Office for Davidson County, Tennessee.

This is improved property known as 2009 Lynmeade Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell Erby, unmarried, his heirs and assigns, forever; and I, Janet Mahon a married person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

John Mahon, husband of Janet Mahon, hereby joins in this conveyance to transfer all his right, title, and interest in said property, marital or otherwise.

96 OCT -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

96 10/02 9:01 03CLERK 243.95

02311715
IDENTIFICATION REFERENCE

Witness our hands this the 25th day of September, 1996.

Janet Mahon

John Mahon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet Mahon and John Mahon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

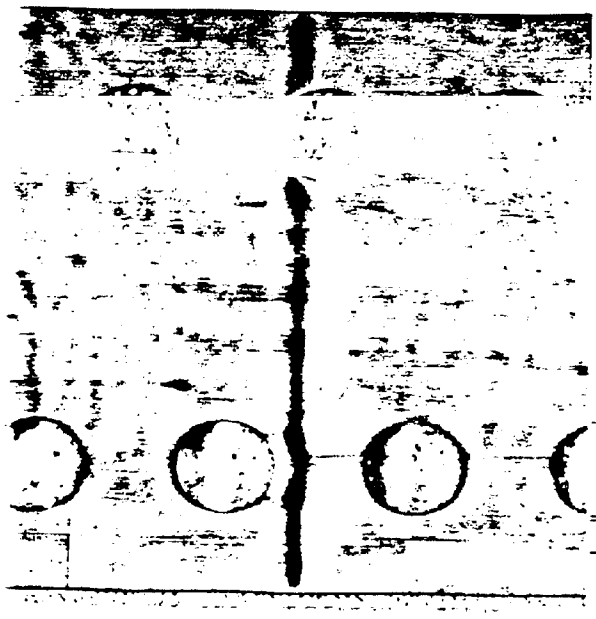
The actual value or consideration, whichever is greater, for this transfer is $ 63,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: January 4, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

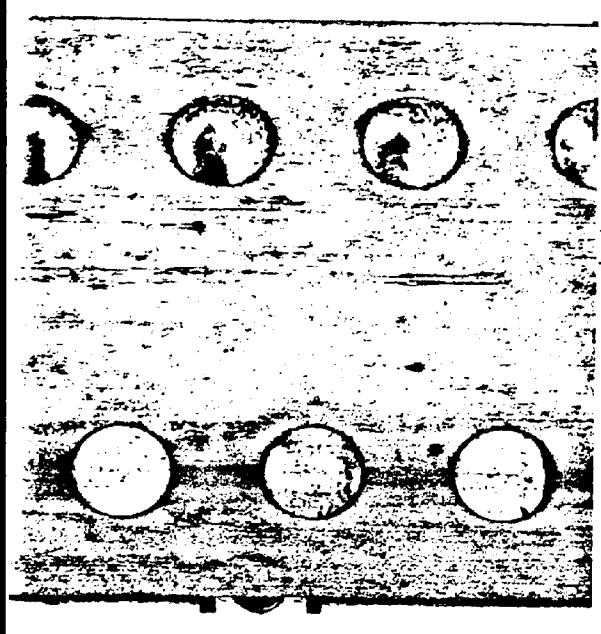
FOR _____

BOOK 10211 PG 95

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	63500.00
			CON TX	234.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	243.95
			CHECK	243.95
10/02/96	01		08:57 0001	5330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02311715
IDENTIF. # REFERENCE

96 OCT -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072415

No. [redacted]