Box 2

97120098

10732:963

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 23rd DAY OF December 19 97

NOTARY PUBLIC

My Commission expires: 11/20/98

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL R. LANDIS	NAVY FEDERAL CREDIT UNION	116-04-031
(NAME)	(NAME)	
187 Kenner Ave.	P. O. Box 3303	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37205	Merrifield, VA 22119-3303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

A. ERWIN COLVER, JR., AND WIFE, JONI L. COLVER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL ROSS LANDIS AND WIFE, CATHERINE H. LANDIS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly half of Lot No. 59 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the southwesterly margin of Kenner Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to A. Erwin Colver, Jr., and wife, Joni L. Colver, by deed from Larry Seeman and Louise Seeman, of record in Book 7112, page 410, Registe'rs Office for Davidson County,Tennessee.

97 DEC 23 PM 2:24
FELIX A. DELK, CLERK AND REGISTER
DAVIDSON COUNTY, TN.

11333114

unimproved ( )
This is improved (XX) property, known as 187 Kenner Avenue Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 23rd day of December, 19 97.

A. ERWIN COLVER, JR.

JONI L. COLVER

BOOK 10732 PG 964

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named A. ERWIN COLVER, JR., AND WIFE, JONI L. COLVER, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 23rd day of December, 1997.

My Commission expires:
11/28/98

J Ann Smith
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

4790 12/23 0101 03CHECK 669.4

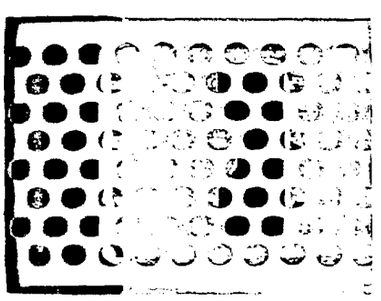
STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10732 PG 965

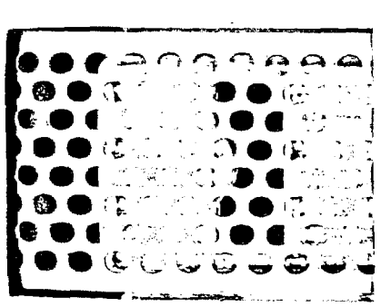
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 178500.00
CON TX 660.45
PRFEE 1.00
WDEED 8.00
TOTAL 669.45
CHECK 669.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/97 01 14:25 0001 4790



03834114
IDENTIFICATION REFERENCE

97 DEC 23 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235504