Mail

This instrument prepared by: MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

BOOK 10856 PG 857

SEND TAX STATEMENTS TO:

First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, TN 38120

NAME OF MORTGAGEE:

First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, TN 38120

ADDRESS NEW OWNERS:

TROY L. CORUM
780 Fitzpatrick Road
Nashville, TN 37214

MAP_____, GROUP_____, PARCEL_____

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THREE THOUSAND & NO/100 ($73,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Jessica Etz has this day bargained and sold and does hereby transfer and convey unto TROY L. CORUM, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 265-B, Zone Lot Divisions of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, page 40, amending Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jessica Etz, unmarried by warranty deed of Ronald G. Grizzard and wife, Debra V. Grizzard of record in Book 6404, page 217, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said TROY L. CORUM, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said TROY L. CORUM, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1998 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 96-19 Parcel 170 Field Book No. 3D-91004

2. Restrictive covenants contained in instrument of record in Book 6076, page 69, amended in Book 6122, page 482, and on Plat Book 6250, page 40, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Zone Lot Divisions of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, page 40, amending Plat Book 5200, pge 540, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the

said TROY L. CORUM, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 27th day of February, 1998.

Jessica Etz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jessica Etz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 27th day of February, 1998.

(SEAL)

NOTARY PUBLIC AT LARGE
YVETTE LYN MELDRUM
WILLIAMSON CO. TENN.

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

Sworn to and subscribed before me, on this the 27th day of February, 1998.

(SEAL)

NOTARY PUBLIC AT LARGE
YVETTE LYN MELDRUM

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

98 MAR 27 AM 10:42
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1576 03/27 0101 03CHECK 279.10

MAIL ENV.

04175542
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10856 PG 859

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 279.10

03/27/98 01 10:42 0001 1576

041754 2
IDENTIF. & REFERENCE

98 MAR 27 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271857