Attn Title Co 3.144647

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Neal Brantley Adams and wife,

Betty J. Adams

TO

James K. Waller and wife,

Nancy D. Waller

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Waller (NAME)	Guaranty Mortgage Company (NAME)	MAP 41-11
3928 Sussex Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	PAR. 45
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 14,000.00 James K. Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 1968.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the re ceipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Neal Brantley Adams and wife, Betty J. Adams to Herschel Greer, Trustee, of record in Book 2870, page 451, Register's Office for Davidson County, Tennessee, reference to said instrument being here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Neal Brantley Adams and wife, Betty J. Adams

have bargained and sold, and by these presents do transfer and convey unto the said

James K. Waller and wife, Nancy D. Waller

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. 328 on the Map of Bellshire Estates, Section A, as of record in Book 2331, pages 115 and 116, Register's Office for said County.

Beginning at a point in the westerly margin of Sussex Drive at the corner of Lots Nos. 326 and 328; thence with the line between said lots westwardly 166.4 feet to a point; thence North 34° 30' West 162.2 feet to a point in the south margin of Banbury Drive; thence with said drive, eastwardly 162.8 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a point in the margin of Sussex Drive; thence with samd southwardly 183.6 feet to the beginning.

Being the same property conveyed to Neal Brantley Adams and wife, Betty J. Adams b y deed from Thomas W. Batey and wife, Nancy E. Batey, of record in Book 2813, page 281, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2583, page 193, and Book 2745, page 409 said Register's Office, and the Plan of record in Book 2331, pages 115 and 116, said Register's Office, which shows an Owner's Certificate, a 50 foot setback line from Sussex Drive, a 60 foot setback line from Banbury Drive, a 10 foot easement for public utility purposes along the westerly line of said lot, and a 2.5 x 20 foot utility anchor easement located on the southeast corner of said lot.

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This is { unimproved ( ) / improved (X) } property, known as 3928 Sussex Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James K. Waller and wife, Nancy D. Waller their heirs and assigns, forever.

And we do covenant with the said James K. Waller and wife, Nancy D. Waller 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, except as set out herein.

And we, Neal Brantley Adams and wife, Betty J. Adams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James K. Waller and wife, Nancy D Waller their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of June, 19 68

Neal Brantley Adams

Betty J. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Neal Brantley Adams and wife, Betty J. Adams

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 12th day of June, 19 68.

Jo Ann Smith, Notary Public.

Commission expires April 26, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A 0 1 3 5 4

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted and who, upon oath, acknowledged ...self to be ... of the ..., the within named bargainor, a corporation, and that ...he as such ..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as ...

IDENTIFICATION REFERENCE

JUN 12 4 22 PM '68
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and seal, at office in ..., this ... day of ..., 19...

Notary Public.

Commission expires ...

JUN 12 68	CONV	14,000.00		
JUN 12 68	STAX		A* 36.40	
JUN 12 68	PMTFEE		A* .50	
JUN 12 68	MTGFEE		A* 3.00	* 39.90