FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Elton B. Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 77

Notary Public

MY COMMISSION EXPIRES: 9/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elton B. Waller, et ux (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	
1716 Marsden Avenue (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Ave. (STREET ADDRESS)	72-12-201
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	15D-56280

FOR AND IN 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, CUMBERLAND BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELTON B. WALLER AND WIFE, SARAH B. WALLER

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:

LAND in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 131, all of Lot No. 132 and the easterly 6 feet, 8 inches of Lot No. 133 on the Map of Riverside Drive Subdivision as of record in Book 974, page 60 and 61, Register's Office for said County.

SAID parcel fronts 61 feet 8 inches on the southerly margin of Marsden Avenue and extends back 150 feet on the easterly line, being the westerly margin of Tammany Drive (formerly Litton Place) and 150 feet on the westerly line to a line in the rear measuring 61 feet 8 inches thereon.

BEING the same property conveyed to Cumberland Builders, Inc. by deed from John Thomas Howard and wife, Patricia E. Howard, of record in Book 5025, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1716 Marsden Avenue, Nashville, Tennessee
(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 28th day of January, 19 77

CUMBERLAND BUILDERS, INC.

By: [illegible], President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared L. H. Hardaway, Sr. and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Cumberland Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said L. H. Hardaway, Sr. as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of January, 19 77.

My commission expires 6/7/80

Peter Weiss
Notary Public

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE

FILE IN BOX 4

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

ELTON B. WALLER AND WIFE,

SARAH B. WALLER

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IDENTIFICATION REFERENCE

FEB 3 9 45 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-77	CONV	22,500.00			
FEB-77	S'TAX		B*	58.50	
FEB-77	PR'FEE		B*	.50	
FEB-77	W'DEED		B*	4.00	* 63.00