F. 9.2.160

BOOK 5609 PAGE 354

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,000.00 James A. Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 80.

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

IDENTIF. REFERENCE

JUN 5 9 03 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Waters (NAME)	The Galbreath Mortgage Company (NAME)	95-2-137
2205 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	95-6-6 & 6.1
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	03820 03DZ 03830 03DZ

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, James D. Farmer et ux Frances H. Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Waters et ux Betty Waters

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:

TRACT NO. 1: Being Lot No. 16 on a Plan of a Re-subdivision of Lots Nos. 16,17,&18, Craigmeade Subdivision as of record in Book 3106, Page 82, and;

TRACT NO. 2: Being a tract marked "Reserved" at the rear of said Lot No. 16, as set out above in "Tract No. 1", and;

TRACT NO. 3: Being a certain tract marked "Parcel B Reserved" on the Plan of Craigmeade Subdivision, Section 1, of record in Book 2900, Page 121;

ALL OF RECORD in the Register's Office for Davidson County, Tennessee, in the above stated book and page numbers to which reference is hereby made for a more complete legal description.

Being the same property conveyed to the within named Grantors by deed from Mrs. Montry Duke, dated June 4th, 1970, of record in Book 4424, Page 88, RODCTN.

This conveyance is subject to the restrictive covenants of record in Book 3135, Page 283, RODCTN, and to such easements and set-back lines as appear on the recorded Plat.

FURTHERMORE, this conveyance is subject to a certain mortgage to Galbreath Mortgage Co. recorded in Book 5399, Page 551, RODCTN, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of James D. Farmer et ux under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 2205 Lebanon Road (House Number) (Street) Nashville, TN. 37214 (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 3rd day of June, 19 80.

James D. Farmer James D. Farmer

Frances H. Farmer Frances H. Farmer

STATE OF TENNESSEE
Davidson County

BOOK 5609 PAGE 355

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Farmer and wife Frances H. Farmer

the bargainor S, 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 Madison, Tennessee, this 3rd day of June 1980.

Commission expires 4/17/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James D. Farmer, et ux

TO
James A. Waters, et ux

Return to:
American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

2532 06/05 162.50- CHECK

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

RECEIVED OF BOOK 5609 PAGE 356

FOR

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
			60[illegible].00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK	162.50-
			2532A06/05/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F92160

IDENTIF. REFERENCE

JUN 5 9 03 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 759885