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 $ 49,500.00

Shirley Mauss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1981.

Charles L. Hendrix
Notary Public

MY COMMISSION EXPIRES: May 18, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles L. Hendrix, Attorney at Law, 4701 Trousdale Dr., Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Waller, et ux (NAME)	Kentucky Mortgage Co. (NAME)	Map 133-14
509 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	Suite A, Corporate Center 295 Plus Park Blvd. (STREET ADDRESS)	Par 2
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	

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~~ I, Shirley Mauss, a femme sole,

HEREINAFTER CALLED THE GRANTORS~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Waller and wife, Myrtle A. 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 Lot# 16 on the Plan of Abbay Ha-1, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

Said Lot# 16 fronts 87 feet on the south side of Elysian Fields Road and runs back between lines measuring 184.1 feet on the west line and 184.5 feet on the east line, to a dead line in the rear measuring 86.9 feet thereon.

Being the same property conveyed to John D. Mauss and wife, Shirley Mauss by deed from Donald R. Welsh and Jerry R. Welsh of record in Book 4829, page 76 R.O.D.C.

Being the same property of which the interest of John D. Mauss has been divested from him and vested in Shirley Mauss by a property settlement agreement filed in the cause of Mauss vs. Mauss, Docket# 80D-4487 pf the Circuit Court for Davidson County, Tennessee and by final decree of the Third Circuit Court for said county of record in its Minute Book 120C, page 2503 and entered upon said book on April 24, 1981.

This transfer is being made subject to restrictions of record in Book 2345, page 514, Book 2393, page 627, R.O.D.C.and to the pain of record in Book 2331, page 18, R.O.D.C., which shows a 50' minimum building setback line from Elysian Fields Road and a 10' easement for public utility purposes along the real line of said lot.

This transfer is also subject to the existing Deed of Trust of record in Book , page R.O.D.C. which is being assumed by Grantees.

This is improved (X) unimproved ( ) property, known as 509 Elysian Fields Road, Nashville, Tennessee 37211
(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 my hand this 28th day of April, 19 81

Shirley Mauss
SHIRLEY MAUSS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Charles L. Hendrix, a Notary Public in and for said County and State, the within named Shirley Mauss

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1981

Commission expires May 18, 1981

Charles L. Hendrix
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

TO

G 4 0 8 0 6

IDENTIF. REFERENCE

MAY 7 9 55 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4633 35.00 135.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			49500.00-	CO
			128.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	135.20-
4400A05/07/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64U606

IDENTIFICATION

MAY 7 9 56 AM '81

No. 820739