438 10/21 16:40- CHECK

BOOK 5809 PAGE 683 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th. DAY OF October, 1981

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny B. Waters, Jr. and Ernestine B. Waters (NAME)	SAME (NAME)	Map 162-13
428 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 131
Nashville , TN. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	5DU-32228

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 PMI Mortgage Insurance Co., an Arizona corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny B. Waters, Jr. and wife, Ernestine B. Waters, as tenants by the entirety

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:

BEING Lot No. 48 on the Plan of Monte Carlo Estates, Section 2-A, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 98.21 feet on the east side of Cedarmont Drive and extends back 104.24 feet on the south line and 146.67 feet on the north line to a dead line measuring 97.63 feet thereon.

BEING the same property conveyed to PMI Mortgage Insurance Company by deed from Federal National Mortgage Association of record in Book 5772, page 439, Register's Office for Davidson County, Tennessee.

TAXES for 1981 have been prorated, paid and assumed by Grantee.

THIS Conveyance is subject to restrictive covenants of record in Book 5202, page 261, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 428 Cedarmont Drive (House Number) (Street) Nashville, Tennessee 37211 (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 their hands this 16th. day of October, 1981

PMI Mortgage Insurance Co.

By: Kathleen M. Keene, Signatory

Attest: Margaret G. Breed, Secretary

STATE OF TENNESSEE
Davidson County

BOOK 5809 PAGE 684

Personally appeared before me, the undersigned 1, 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~~ CALIFORNIA
~~Davidson~~ County Alameda

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathleen M. Keene and George G. Breed with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the signatory and Secretary respectively of the PMI Mortgage Insurance Co, the within named bargainor, a corporation, and that ~~he~~ (they) as such signatory and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said parties as such , and attesting the same by the said parties as such

Witness my hand and official seal at office at San Francisco on this the 16th day of October, 19 81

My commission expires 1/21/83

Barbara Valley
Notary Public

OFFICIAL SEAL
BARBARA VALLEY
NOTARY PUBLIC CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires Jan. 21, 1983

WARRANTY DEED

FROM
PMI Mortgage Insurance Co

TO
Johnny B. Waters, Jr. and wife,
Ernestine B. Waters

2166 Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

G 6 5 1 1 0

IDENTIF. REFERENCE

OCT 21 1 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR BOOK 5809 PAGE 685

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
			61500.00- CO	
			159.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	166.40-
4322A	10/21/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 6 5 1 1 0

IDENTIF. REFERENCE

Oct 21 1 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 849588