BOOK 6709 PAGE 537

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249619 File Box #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek J. Waller	SAME	
(NAME)	(NAME)	
1311 Saxon Drive		MAP 145-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		PARCEL 54
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Derek J. Waller and wife, Penelope R. Waller and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Donald A. Theuer, and wife, Lilburne R. Theuer

have this day bargained and sold, and do hereby transfer and convey unto the said Derek J. Waller, and wife,

Penelope R. Waller

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Forest Hills, being Lot No. 33 on the Plan of Hillmont Estates, Section 2, of record in Book 3700, page 130, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of a 30-foot roadway and public utility easement, said point being the easterly line of Lot No. 29, and a corner to Lot No. 34 on the above referred to plan; thence south 77 deg. 49' east 69.6 feet to a point in the west line of Stephen Sisney and a corner to said Lot No. 34; thence south 29 deg. 56' west 791.1 feet with said Sisney's line to a point, said point being the southeast corner of Lot No. 32, thence north 14 deg. 04' west 372.1 feet with the easterly line of said Lot No. 32 to a point in the rear line of Lot No. 31; thence north 61 deg. 53' east 94.8 feet to the common rear corner of Lot No. 30 and 31; thence north 61 deg. 17' east 150.0 feet to a point in the rear line of Lot No. 30; thence north 48 deg. 08' east 163.9 feet to a point in the southerly line of Lot No. 29 and being a corner of Lot No. 30; thence south 59 deg. 37' east 22.2 feet to the southeast corner of Lot No. 29; thence north 26 deg. 30' East 138.7 feet to the point of beginning, containing 2.30 acres, more or less.

Being the same property conveyed to Donald A. Theuer and wife, Lilburne R. Theuer, by deed from John H. Tressler, Jr. and wife, Joan L. Tressler of (See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 219,000.00

Subscribed and sworn to before me this the 13th *day of* November *19* 85

My commission expires: 5-20-87 *(Affix Seal)*

Affiant Derek J. Waller

Notary Public Judy A Dobbs

unimproved ( )
This is improved ( ) property, known as 1311 Saxon Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 13th *day of* November *19*85*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald A. Theuer

Lilburne R. Theuer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donald A. Theuer and wife, Lilburne R. Theuer

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 13th *day of* November, *19* 85.

Commission expires 5-20-87

Judy A Dobbs
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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* _____.

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

_____
Notary Public

Commission expires _____

EXHIBIT A

record in Book 4274, page 746, Register's Office of Davidson County, Tennessee.

LILBRUNE R. THEUER and LILBURNE R. THEUER being one and the same person.

WARRANTY DEED

FROM
Donald A. Theuer etux

TO
Derek J. Waller etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 14 2 20 PM '85

IDENTIFI REFERENCE

53063

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6709 PAGE 539

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			219000.00- CONT.	
			569.40 CSTAX	
			.50 PRFE	
			6.00 MORT	
			CHECK 575.90-	
			6784A11/14/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53063

IDENTIFICATION REFERENCE

Nov 14 2 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191990