BOOK 6975 PAGE 762 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-9-88

(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
Lu Jan Hatmaker (NAME)	First Investment Company, Mortgagee (NAME)	MAP 148-6
306 Max Court (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	PAR. 149
Antioch, TN. 37013 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	05DU 76875

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 K. Waller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lu Jan Hatmaker and Carole E. Freeman, both unmarried

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. 22-A, Zone Lot Division Lots 18 & 21 thru 30, Section 4, Bakertown Gardens, of record in Book 6200, Page 350, and amended in Book 6250, Page 747, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to James K. Waller by deed from Rodney C. Waller and wife, Sandra K. Waller of record in Book 6816, Page 293, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6602, Page 113, and Plat Book 6250, Page 747, said Register's Office.

This conveyance is subject to public utility & drainage easement, anchor easement of record in Book 6200, Page 350, and amended in Book 6250, Page 747, said Register's Office.

This conveyance is subject to any and all existing easements of record.

40961

IDENTIFICATION REFERENCE

SEP 11 9 30 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 306 Max Court, Antioch, TN. 37013
(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 9th day of September, 19 86

James K. Waller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Waller, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of September 1986.

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

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

TO
Lu Jan Hatmaker

Carole E. Freeman

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

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

53900.00- CAMT.
150.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.42-
0636A09/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40961

IDENTIFICATION REFERENCE

SEP 11 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 293484