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Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Terry R Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 86.

Notary Public

MY COMMISSION EXPIRES: November 4, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~SEND TAX BILLS TO~~ Mortgagee:	MAP-PARCEL NUMBERS
Terry R. Waller (NAME)	Atlantic Coast Mortgage Company (NAME)	53-34.02 & 53-34.06 &
5595 Higdon Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	36-60
Joelton, TN 37080 (CITY) (STATE) (P.O.ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	14D-48044

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, David Wayne Spangler, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry R. Waller and wife, Beverly Ann Waller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ Davidson & Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson and Cheatham County, Tennessee, described according to a survey by P. A. Chapdelaine, dated December 8, 1978; and described according to a survey made by John B. Kohl, III, dated September 4, 1986, as follows:

Beginning at a point, same being the southerly intersection of Higdon Road and Arrington Road; thence South 59 degrees 47 minutes 15 seconds West 82.29 feet to a point; thence South 18 degrees 32 minutes 54 seconds West 302.41 feet to a point; thence South 45 degrees 39 minutes 54 seconds West 203.37 feet to a point; thence South 63 degrees 04 minutes 53 seconds West 62.39 feet to a point; thence South 50 degrees 32 minutes 04 seconds West 99.82 feet to a point; thence South 48 degrees 55 minutes 36 seconds West 149.3 feet to a point; thence South 82 degrees 02 minutes 11 seconds West 30.61 feet to a point; thence South 51 degrees 18 minutes 46 seconds West 60.38 feet to a point; thence South 11 degrees 56 minutes 13 seconds West 50.75 feet to a point; thence South 41 degrees 54 minutes 13 seconds West 73.36 feet to a point; thence South 36 degrees 01 minute 50 seconds West 217.83 feet to a point; thence South 12 degrees 44 minutes 44 seconds West 54.90 feet to a point; thence South 43 degrees 46 minutes 22 seconds West 49.25 feet to a point; thence South 15 degrees 28 minutes 53 seconds West 90.00 feet to a point; thence North 20 degrees 16 minutes 52 seconds West 358.29 feet to point; thence North 41 degrees 14 minutes 49 seconds West 307.15 feet to a point in the southerly margin of Arrington Road; thence with the southerly margin of Arrington Road--in an easterly direction 1,459.10 feet to the point of beginning and containing 10.00 acres more or less; and being Tracts 1 and 2 according to a survey by P. A. Chapdelaine dated December 8, 1978.

(Continue on back)

This is ( ) unimproved (XX) improved property, know as 5595 Higdon Road, Joelton, TN 37080
(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 convenant 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 his hand this 5th day of September, 19 86

David Wayne Spangler

4253

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wayne Spangler

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 5th day of September, 19 86.

Commission expires November 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence.

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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM David Wayne Spangler, Unmarried

TO Terry R. Waller and wife, Beverly Ann Waller

IDENTIF. REFERENCE 4405

Sep 19 10 21 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register, 9-22, 1986
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing Instrument and certificate was received in my office at 2:20 o'clock PM., on 9-22, 1986 entered in Note Book 47, Page 38, and recorded in Book No. 247, Page 196. The following amounts were paid under receipt No. 8299
STATE TAX, DEED $ 98.00
STATE TAX, NOTES $ ---
PROBATE FEE $ .50
RECORDING FEE $ 8.00
TOTAL $ 106.50
Betty J. Ross REGISTER

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

(Continue)

BEING the same property conveyed to David Wayne Spangler and retaining a life estate in James Herman Spangler by deed from Harold Reeves, Trustee, of record in Book 6029, page 402, Register's Office for Davidson County, Tennessee; and of record in Book 220, page 719, Register's Office for Cheatham County, Tennessee (as to Tract 1); and being the same property conveyed to David Wayne Spangler and retaining a life estate in James Herman Spangler by deed from Harold Reeves, Trustee, of record in Book 6820, page 174, Register's Office for Davidson County, Tennessee; and of record in Book 241, page 955, Register's Office for Cheatham County, Tennessee (as to Tract 2); and by Quitclaim Deed conveyed to David Wayne Spangler by deed from Harold Reeves, Trustee, which is being recorded simultaneously herewith.

Said property is conveyed subject to such limitatations, restrictions and encumbrances as may affect the premises.