BOOK 7150 PAGE 885

File 47

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	MORTGAGEE	MAP/PARCEL NO.
Ronald Allen Waddle and wife, Nancy F. Waddle 3940 Moss Rose Drive Nashville, TN 37216		Map 73-1 Part of Parcel 261 F.B. 15DZ 32985

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WELLINGTON ENTERPRISES, LTD., a New York corporation authorized and qualified to do business in Tennessee as Wellington Enterprises, Ltd., Inc., ("Grantor") has bargained and sold, and by these presents does transfer and convey unto RONALD ALLEN WADDLE and wife, NANCY F. WADDLE, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Ronald A Waddle
Affiant

SUBSCRIBED AND SWORN to before me, this 27th day of February, 1987.

Notary Public

1-10-91
My Commission Expires

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 27th day of February, 1987.

GRANTOR:

WELLINGTON ENTERPRISES, LTD., INC.

BY: _____
Vincent J. Wesnofske, Jr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George K. Fusner, Jr., a Notary Public of the State and County aforesaid, VINCENT J. WESNOFSKE, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Wellington Enterprises, Ltd., Inc., and is authorized by Wellington Enterprises, Ltd., Inc., to execute this instrument on behalf of Wellington Enterprises, Ltd., Inc.

Witness my hand, at office, this 27th day of February, 1987.

_____
Notary Public

My commission expires: 1-10-89

EXHIBIT A

PROPERTY DESCRIPTION

BEING Lot Nos. 15, 16, 17, 18, and 19 on the Map of B.E. Woodard's Subdivision, of a part of the W.J. Tune Land, the Plat of which is of record in Book 974, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

SAID Lot Nos. 15 through 19, inclusive, front together 500 feet on the northeasterly side of Moss Rose Drive, and run back 395 feet on the northwesterly line and 408 feet on the southeasterly line to the low water mark of the Cumberland River, measuring 500 feet, more or less, thereon.

BEING part of the same property conveyed to Wellington Enterprises, Ltd., by Warranty Deed of Roy Acuff, of record in Book 6014, page 49, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1987 Metropolitan Government of Nashville and Davidson County, Tennessee Real Property Taxes, which have been prorated and assumed by the Grantee.

2. All applicable local governmental planning, building, and zoning regulations.

3. Easement for flowage granted the United States of America with the Cheatham Lock and Dam Project, Cumberland River, of record in Book 2270, page 495, Register's Office for Davidson County, Tennessee, as more fully described therein.

4. Easement for public utilities, anchor easement, and building setback lines and conditions of Owner's Certificate, as shown on the Plan of record in Book 974, pages 94 and 95, Register's Office for Davidson County, Tennessee.

98460
IDENTIFICATION REFERENCE
FEB 27 3 43 PM '87

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

RECEIVED OF _____

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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

250[illegible].0- CAMT.
70.[illegible]0 CSTAX
.50 [illegible]
3.00 WDF D
CHECK 709.50-
575[illegible]02/27/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.4 6.0.

IDENTIFICATION REFERENCE

FEB 27 [illegible] PM '87

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 51008