FROM: Ronald J. Box and wife, Debra E. Box

TO: John P. Waincott, Jr.

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

Address New Owners: John P. Wainscott, Jr. 288 Cedar Creek Dr. Nashville Tenn. 37211

Send Tax Bills To: Nationwide Lending Group, Inc. 1125 Troup St. Augusta, Georgia 30904

Map/Parcel Number: Map 173-01 Parcel 015 05-DU 42626

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, WE, **RONALD J. BOX AND WIFE, DEBRA E. BOX**, have this day bargained and sold and do hereby transfer and convey unto **JOHN P. WAINSCOTT, JR.**, his heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plat of Cedarwood Estates, Section 2 of record in Book 4860, page 58, Register's Office for said County.

Said Lot No. 95 fronts 82.3 feet on the southerly margin of Cedarcreek Drive and extends back 133.47 feet on the westerly line and 190.07 feet on the easterly line, which is a broken line to a line on the rear on which measures 101.17 feet.

Being the same property conveyed to Ronald J. Box and wife, Debra E. Box by deed of Auto Glass Federal Credit Union, of record in Book 6025, page 919, and rerecorded in Book 6063, page 692, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, heirs and assigns, forever.

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties with the Grantees being responsible for the payment of 1987 taxes when they become due and payable.
2. Restrictive covenants contained in instrument of record in Book 4963, page 42, RODC, Tn.
3. The Plan of record in Book 4860, page 58, said Register's Office shows an owner's certificate, a 30-foot minimum building setback line from Cedarcreek Drive and a 10-foot easement for public utility purposes along the rear line.

4. Applicable building and zoning regulations.
5. Such state of facts as an accurate survey would disclose.
6. All existing highway, roadways, and utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 27th day of March, 1987.

Ronald J. Box
RONALD J. BOX

Debra E. Box
DEBRA E. BOX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald J. Box and wife, Debra E. Box, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory) evidence that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 27th day of March, 1987.

Leighanne Sailors
Notary Public

My Commission Expires: 9-26-90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 69500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John P. Hancock Jr.
Affiant

Sworn to and subscribed before me this 27th day of March, 1987.

Leighanne Sailors
Notary Public

My Commission Expires: 9-26-90

14472

IDENTIFICATION REFERENCE

APR 14 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7202 PAGE 41

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

6950.00- CAMT.
194.00 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK 201.00-
4031A04/14/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14472.

IDENTIFICATION REFERENCE

APR 14 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68865