BOOK 7526 PAGE 515

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Charles Wendell Waller, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1988.

Notary Public

MY COMMISSION EXPIRES 7/9/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Wendell Waller, Jr.	Citizens & Southern Mortgage Company	MAP 86-3
(NAME)	(NAME)	
1704 Ridgemere Court	P. O. Box 656	PARCEL 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Tucker, GA 30085-0656	04D91853
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, J & L Builders, a Tennessee general partnership comprised of James A. Powell and Larry Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Wendell Waller, Jr. and wife, Alesia V. Waller and Charles W. Waller, Sr. and wife, Barbara Lynn Waller, as joint tenants with right of suvivorship

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. 62 on the Plan of Ridgemere, of record in Plat Book 6250, page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders by deed from William G. Sadler and wife, Mary S. Sadler, of record in Book 6859, page 701, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 941, Register's Office for said County.

8400 04/26 0101 03CHECK 23B.90

2461.9

IDENTIFICATION REFERENCE

APR 26 2 07 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (XX) property, known as 1704 Ridgemere Court, Hermitage, TN 37076
(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 heir 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 covey 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 our hands this 22nd day of April, 19 88

J & L Builders

By: Larry Powell, Partner

By: James A. Powell, Partner

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence

the bargainor ____, with whom I am personally acquainted/and who acknowledged that _____

executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that (he) as such _____

(they)

and _____ being authorized so to do, execute 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

J & L Builders

TO

Charles Wendell Waller, Jr.
Alesia V. Waller
Charles W. Waller, Sr.
Barbara Lynn Waller

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

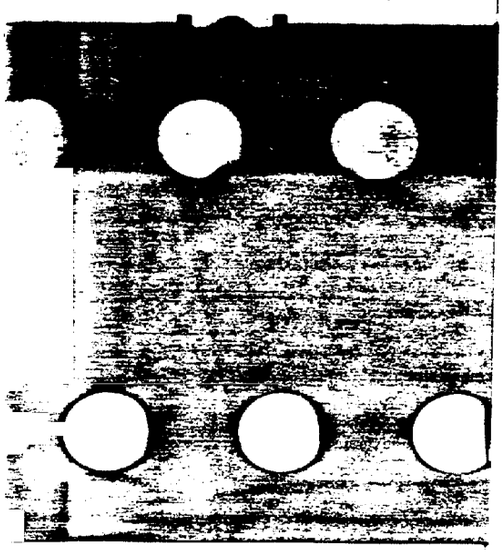
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the partners of J & L Builders the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

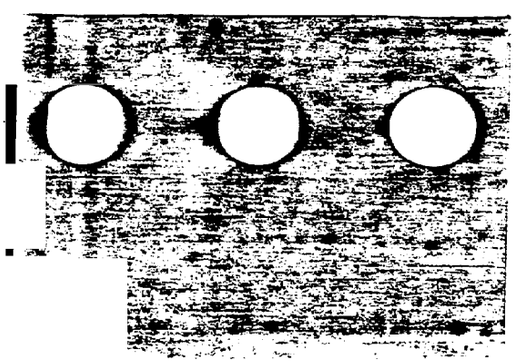
Witness my hand and seal, this 22nd day of April, 1988.

My Commission expires:
9/9/89

Patricia Nicholls
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	83000.00
CON TX	232.40
PRFEE	0.50
WDEED	6.00
TOTAL	238.90
CHECK	238.90

04/26/88 01 14:08 0001 8400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 6 1 9

IDENTIFI REFERENCE

APR 26 2 07 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84486