THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin L. Waller 4901 Millerwood Drive Nashville, TN 37211	Same	Map 118-08 Parcel 07

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Ronald S. Ligon

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Benjamin L. Waller and wife, Shirley N. Waller

hereinafter called the Grantee(s), 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. 49 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot 49 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Ronald S. Ligon by deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2749, page 139, Register's Office for Davidson County, Tennessee.

The said Martha Parish Ligon joins in this conveyance to convey any interest she may have as the wife of Ronald S. Ligon.

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 2315 Eugenia Avenue

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 assigns, to warrant and defend title 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 2nd day of August, 1989.

Martha Parish Ligon
MARTHA PARISH LIGON

Ronald S. Ligon
RONALD S. LIGON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald S. Ligon and Martha Parish Ligon, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1989.

My Commission Expires:

March 17, 1991

Linda B. Wood
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,500.00.

Shirley N. Wallace
AFFIANT

Subscribed and sworn to before me this 3rd day of August, 1989.

My Commission Expires:

Jan. 12-89

Pamela Kaiser
NOTARY PUBLIC

55729

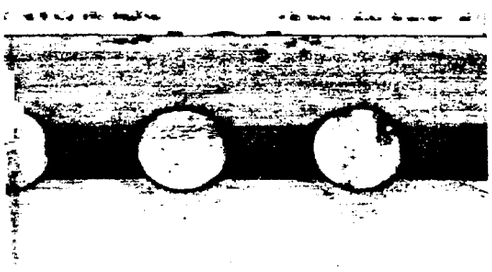
IDENTIF. REFERENCE

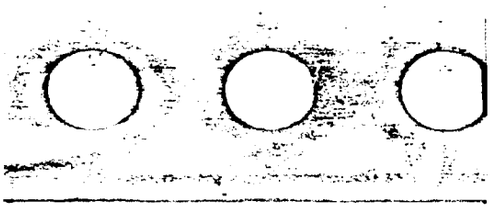
AUG 7 | 30 PM '89

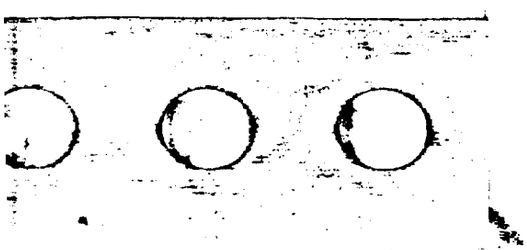
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

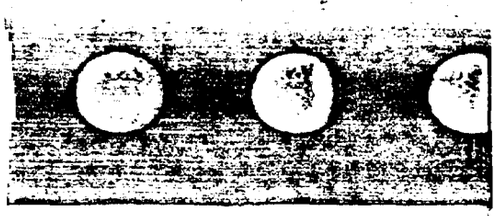
RUSH

J278 08/07 0101 03CHECK 107.65









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 837

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	30500.00
CON TX	100.65
PRFEE	1.00
WDEED	6.00
TOTAL	107.65
CHECK	107.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/07/89 01 1332 0001 3278

55729

IDENTIF. REFERENCE

AUG 7 1 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236594