BOOK 8008 PAGE 111

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,658.58

Janice E Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 1989

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
James E. Waggoner			Chemical Mortgage Company			MAP 65-9
(NAME)			(NAME)			
4817 Shasta Drive			101 East Town Street			PARCEL 114
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Old Hickory, TN	37138		Columbus, OH	43215		04D60776
(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, Jeff E. Purdy and wife, Rose M. Purdy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Waggoner and Patricia A. Hann, both unmarried, as joint tenants with Right of Survivorship

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. 404, on the plan of Sherwood Forest Subdivision, of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeff E. Purdy and wife, Rose M. Purdy by deed from Odie D. Brown and wife, Kathy M. Brown, of record in Book 7492, Page 201, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jeff E. Purdy and wife, Rose M. Purdy, to Edward Seddon, Trustee, for Guaranty Trust Company, dated March 12, 1988, and filed for record in Book 7492, Page 204, Register's Office for said County, with an unpaid principal amount of approximately $ 74,658.58, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to Restrictive Covenants of record in Book 4704, Page 448; and Book 6115, page 34, Register's Office for said County.

9041 9

IDENTIFICATION REFERENCE

Dec 20 8 44 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6135 12/20 0101 03CHECK 279.91

This is improved (XX) unimproved ( ) property, known as 4817 Shasta Drive, Old Hickory, TN 37138
(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 hand s this 15th day of December, 1989

Rose M. Purdy
Rose M. Purdy

Jeff E. Purdy
Jeff E. Purdy

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8008 PAGE 112

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff E. Purdy and wife, Rose M. Purdy

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1990.

Commission expires 7/24/93

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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ 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

~~Jeff E. Purdy~~
Rose M. Purdy

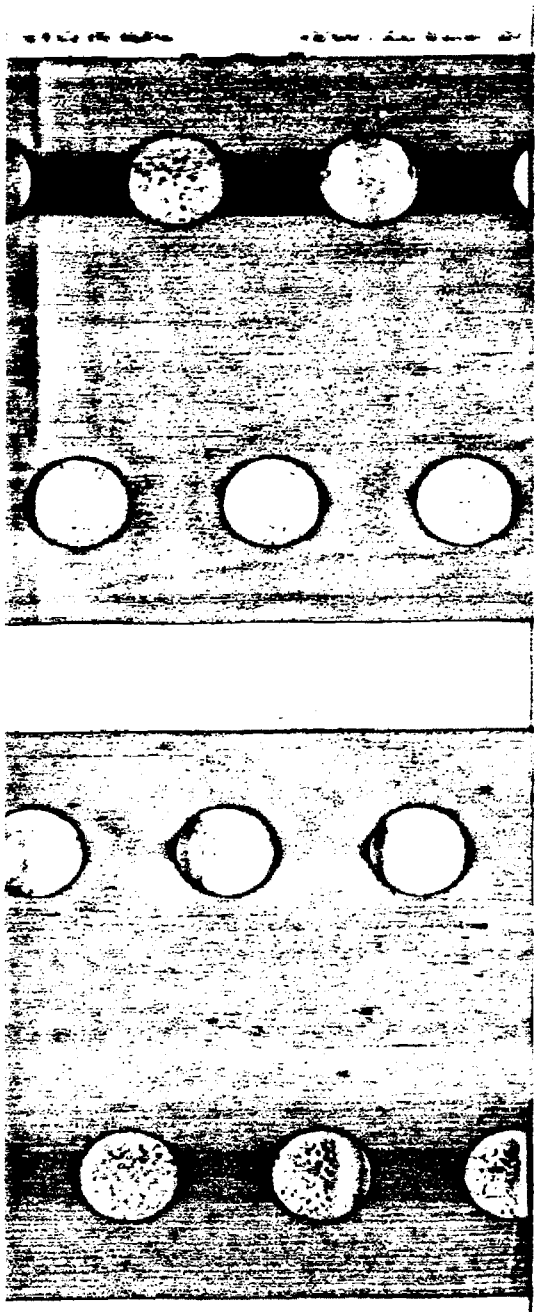
TO

James E. Waggoner
~~Patricia A. Mann~~

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



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

RECEIVED OF _____

FOR _____

BOOK 8008 PAGE 113

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 82658.58
CON TX 272.91
PRFEE 1.00
WDEED 6.00
TOTAL 279.91
CHECK 279.91
12/20/89 01 08:45 0001 6135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.0 4 1.9.

IDENTIFICATION REFERENCE

DEC 20 8 44 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277281