WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ronald E. Waller and wife, Debora L. Waller 3132 MARGIE DAWE JOELTON, TN. 37080	Same	29-0-306 and 29-0-72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Ronald E. Waller
Affiant

Subscribed and sworn to before me this 21st day of June 1990.

Teresa A. Smith
Notary Public

My Commission Expires:
3/26/94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TOMMY OWEN and wife, THELMA OWEN, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD E. WALLER and wife, DEBORA L. WALLER, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

Being Lots No. 2 and 3 on the plan of the Caillouette Subdivision of record in Book 5200, page 279, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

Being the same property conveyed to Tommy Owen and wife, Thelma Owen by deed from H. Michael Bennett, Substitute Trustee, of record in Book 7286, page 759, Register's Office for Davidson County, Tennessee.

Subject to those items as shown on the plan of record in Book 5200, page 279, said Register's Office.

This is improved property, known as 5843-5847 Old Clarksville Highway, Joelton, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of June, 1990.

Tommy Owen
Tommy Owen

Thelma Owen
Thelma Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of June, 1990, before me personally appeared TOMMY OWEN and wife, THELMA OWEN, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 21st day of June, 1990.

Teresa A Smith
Notary Public

My Commission Expires:
3/24/94

2862 06/21 0101 03CHECK 238.00

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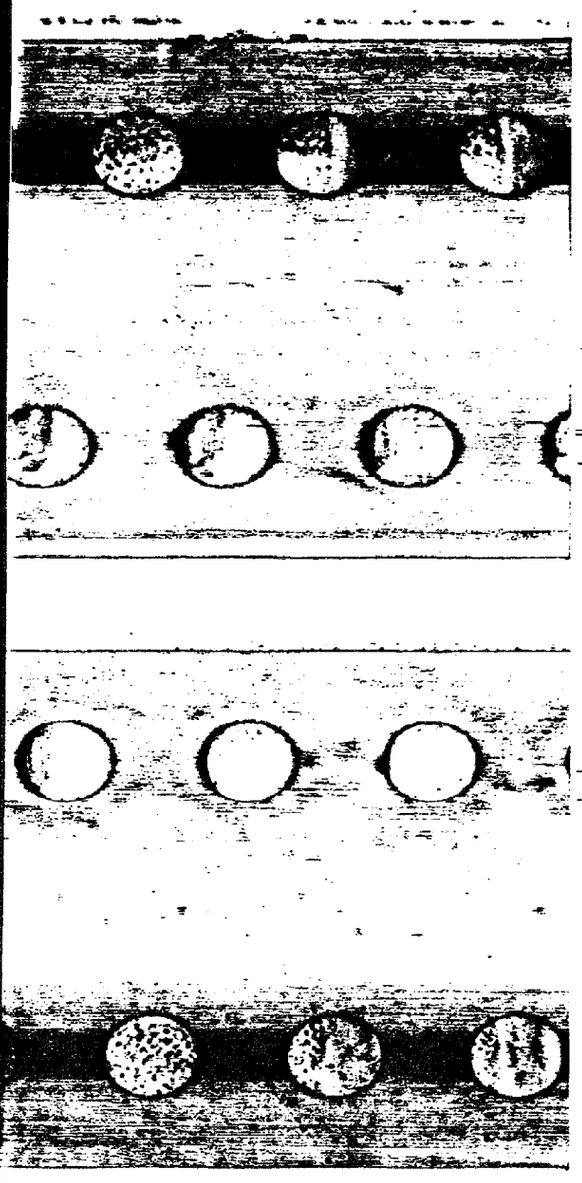
35990

IDENTIFICATION REFERENCE

JUN 21 4 19 PM '90

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 8136 PAGE 831

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
			CAMT	70000.00
			CON TX	231.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	238.00
			CHECK	238.00
06/21/90	01		16:19 0001	2862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35990

IDENTIFICATION

JUN 21 4 19 PM '90

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 330486