BOOK 8148 PAGE 789

FILE IN BOX #14

FORM NO. WD-1
DLC #6573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Bobby Ray Mathis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
BOBBY RAY MATHIS etux	ATLANTIC COAST MORTGAGE COMPANY	Map 90-8
(NAME) 619 Annex Avenue	(NAME) 12700 Fair Lakes Cr., Suite 400	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Fairfax, Virginia 22033	FB# 8DA-26520
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES W. WATERS AND GITTA B. WATERS, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY RAY MATHIS AND WIFE, PATSY RUTH MATHIS, as tenants by the entirety

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:

LAND in Davidson County, Tennessee, being the northeasterly one-quarter of Lot No. 54 on the Plan of West Nashville Annex, of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

SAID part of Lot 54 fronts 100 feet on the westerly side of Annex Avenue and runs back westerly between parallel lines from the center of said Avenue, 200 feet.

BEING the same property conveyed to James W. Waters and wife, Gitta B. Waters, by Deed from Samuel R. Irwin and wife, Joyce Ann Irwin, of record in Book 5528, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4395, Page 720, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

40072

IDENTIFICATION REFERENCE

Jul 9 3 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8404 07/09 0101 03CHECK 185.20

This is unimproved ( ) improved (XX) property, known as 619 Annex Avenue, Nashville, TN 37209
(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 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 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 their hand s this 5th day of July, 19 90

James W. Waters
JAMES W. WATERS

Gitta B. Waters
GITTA B. WATERS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. WATERS AND GITTA B. WATERS, his wife,

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 5th day of July, 1990.

Commission Expires November 10, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
JAMES W. WATERS AND GITTA B. WATERS

TO
BOBBY RAY MATHIS AND WIFE, PATSY RUTH MATHIS

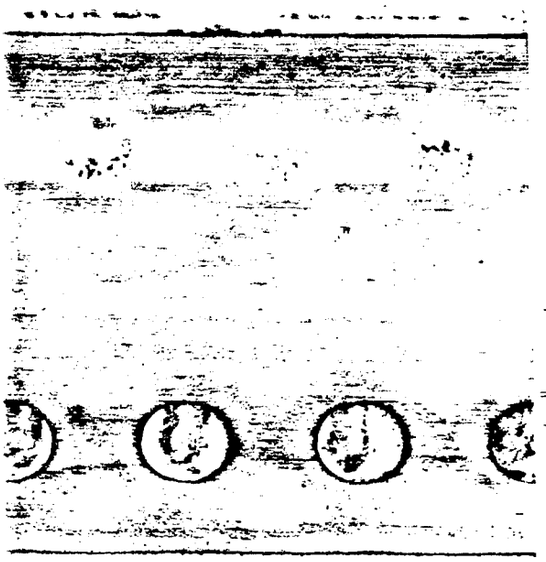
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8148 PAGE 791

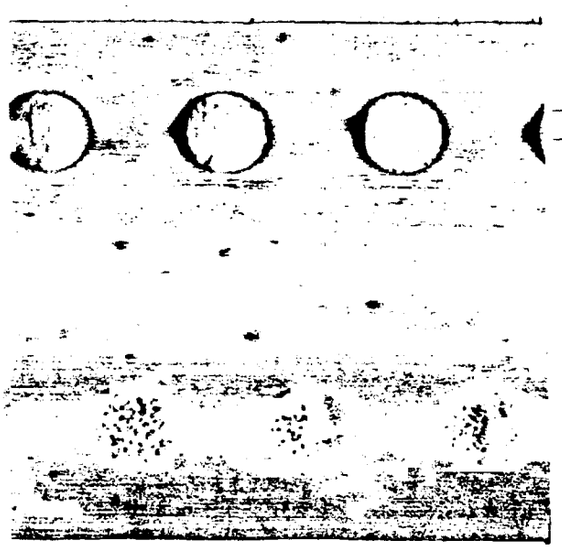
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 6.00
TOTAL 185.20
CHECK 185.20

07/09/90 01 15:13 0001 8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



400072

IDENTIFICATION REFERENCE

Jul 9 3 11 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335274