FILE NO. 28376 FILE BOX "7"

BOOK 8200 PAGE 416 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF SEPTEMBER, 19 90

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DODSON B. WALLER et ux	S A M E	132-2-23
(NAME)	(NAME)	
4012 Crestridge Drive		OH 6675
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37204		
(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, I, ROGER D. HAMBY, Sole Heir at Law of BEULAH HAMBY CHARLTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DODSON B. WALLER and wife, SANDRA L. WALLER,

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. 34 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Crestridge Drive at the corner of Lots Nos. 33 and 34; thence with the line between said lots southeasterly 159.3 feet to a point, a corner of said lots and of Lot No. 35; thence with the line between Lots Nos. 34 and 35; southeasterly 178.5 feet to the easterly margin of Brookhaven Drive; thence with the margin of the same, northeasterly 159.65 feet to a point, and continuing with the margin of the same, northerly around a slight curve, 150.07 feet to a point and continuing with the margin of said Drive northwesterly 10.08 feet to the beginning of a curve; thence around said curve, northwesterly 37.34 feet to the southerly margin of Crestridge Drive; thence with the margin of the same southwesterly 262.45 feet to the beginning.

BEING the same property conveyed to Roger D. Hamby, sole heir at law of Beulah Hamby Charlton by deed from Woodhaven Homes, Inc., to William Elliott Bowden and wife, Roberta Briley Bowden, of record in Book 2043, page 539, Register's Office for Davidson County, Tennessee. The said William Elliott Bowden having died in 1972, leaving Roberta Briley Bowden as surviving tenant by the entirety. The said Roberta Briley Bowden died in 1977, leaving the subject property to Mort Hammond Charlton, Jr., by Will probated as Case No. 64114, Probate Court of Davidson County, Tennessee. The said Mort Hammond Charlton, Jr., died in 1981, leaving the subject property to Beulah Hamby Charlton by Will in Case No. 70701, said Probate Court. The said Beulah Hamby Charlton died intestate on June 22, 1989, leaving Roger D. Hamby as her sole heir at law.

This is ( ) unimproved (X) improved property, known as 4012 Crestridge Drive, Nashville, Tennessee 37204
(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 my hand this 14th day of September, 19 90

ROGER D. HAMBY, Sole Heir at Law of

BEULAH HAMBY CHARLTON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROGER D. HAMBY, Sole Heir at Law of BEULAH HAMBY CHARLTON,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 1990.

Commission Expires 7/23/94

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

5 8 9 5 7

RETURN REFERENCE

SEP 21 9 44 AM '90

0843 09/21 0101 03CHECK 419.50

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	125000.00
CON TX	412.50
PRFEE	1.00
WDEED	6.00
TOTAL	419.50
CHECK	419.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/90 01 09:48 0001 0843

58957

IDENTIFICATION REFERENCE

SEP 21 9 44 AM '90

No. 357464