THIS INSTRUMENT PREPARED BY:
STEENBERGEN & GREFSENG
ATTORNEYS AT LAW
COLUMBIA, TENNESSEE 38401

TAX MAP: 58-12
PARCEL: 30

BOOK 8259 PAGE 896

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, David B. Abercrombie, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto Joe Waggoner, as no entry nor entry, their heirs and assigns, the following described property located in the Davidson County, Tennessee, more particularly bounded and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Section 3 Royal Hills, as of record in Plat Book 4860, Page 47, Register's Office for said County, to which plan reference is made for a more complete description.
>
> For source of title see deed of record in Book 8128, Page 197, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Joe Waggoner as no entry no entry, their heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

I DO COVENANT with the said Joe Waggoner their heirs and assigns, that I am lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that the same is unencumbered except for restrictions of record in Book 4950, Page 530, Register's Office of Davidson County, Tennessee, all matters appearing on the Plat of record in Plat Book 4860, Page 47, said Register's Office and 1990 taxes, which have been prorated and assumed by the Grantee.

I FURTHER COVENANT and bind myself, my heirs and personal representatives to warrant and forever defend the title to said

above described tract or parcel of real estate unto the said Joe Waggoner their heirs and assigns. against the lawful claims of all persons whomsoever except for the above mentioned restrictions and taxes.

I, Hannah A Abercrombie, as the wife of David B. Abercrombie. hereby join in this conveyance for the purpose of conveying any interest I may have in the above described property due to my marital status.

IN WITNESS WHEREOF I have hereunto set my hand this the 4th day of December, 1990.

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David B. Abercrombie
DAVID B. ABERCROMBIE

Hannah A. Abercrombie

NOTARY PUBLIC DEBRA C. STONE COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, David B. Abercrombie and wife, Hannah A Abercrombie the within named bargainors, 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 and expressed.

WITNESS my hand, at office this the 4th day of December 1990.

Debra C. Stone
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-24-94

PERSON OR AGENCY RESPONSIBLE FOR TAXES:
A. M. Parker
PO Box 1273
Columbia, Tenn
38402

~~MORTGAGEE:~~ Benjoe
Joe Waggoner
Colony Apts
West Highway
Columbia, Tenn

STATE OF TENNESSEE

COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1000.00 ; which sum is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

K. D. Parker
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 18th day of Dec, 1990.

W. D. Williams
~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES~~:

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80407

IDENTIF. REFERENCE

Dec 18 4 03 PM '90

DAVIDSON COUNTY T.H.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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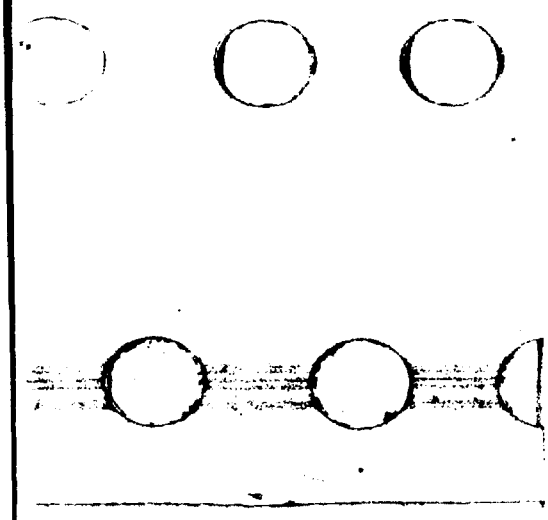
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 7000.00
CON TX 23.10
PRFEE 1.00
WDEED 9.00
TOTAL 33.10
CHECK 33.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/90 11 15:09 0001 0315



80407.

IDENTIF. REFERENCE

Dec 18 4 09 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382722