Bk 38

This Instrument Prepared By:
Claiborne K. McLemore, III
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
Nashville, Tennessee 37219

BOOK 8289 PAGE 893

Address New Owner:	Send Tax Bills To:	Map: 59
Clyde E. Lovell	Same	Parcel: 198
904 North Summerfield		
Madison, TN 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, C. RAYMOND WATERS, SR., BEVERLY WATERS, RUBY WATERS NEELY, MARY PATRICIA WATERS SWIFT, STEVEN PAUL WATERS, PEGGY COLLINS, ALMA M. WATERS, CYNTHIA GAYLE WATERS ANDREWS, H.E. WATERS, JR., RUSSELL ALLEN WATERS, NORMA ELLIS and NANCY M. CORNS* (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to CLYDE E,. LOVELL (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> All that real estate described on the attached Exhibit A, the terms of which are incorporated herein by reference in their entirety.

This conveyance is made subject to the matters set out on the attached Exhibit A.

This is improved property known as 640 Ewing Drive Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of November, 1990.

*and JANET W. BRUMIT, GERALDINE WATERS SCHMUTZ, ELIZABETH WATERS DUNN, JAMES E. WATERS, JR., and STEVEN E. WATERS

C. Raymond Waters, Sr.
C. RAYMOND WATERS, SR.

Beverly Waters
BEVERLY WATERS

Ruby Waters Neely
RUBY WATERS NEELY

91649

IDENTIF. REFERENCE

FEB 8 1 08 PM '91

FELIX Z. DAVIDSON COUNTY TN

Janet W. Brumit by Beverly Waters
JANET W. BRUMIT
By Beverly Waters, her
Attorney-in-Fact

Mary Patricia Waters Swift
MARY PATRICIA WATERS SWIFT

Steven Paul Waters
STEVEN PAUL WATERS

Geraldine Waters Schmitz by Beverly Waters
GERALDINE WATERS SCHMITZ
By Beverly Waters, her
Attorney-in-Fact

Peggy Collins by Carl E. Cunningham Jr. attorney in fact
PEGGY COLLINS
By Carl Cunningham, her
Attorney-in Fact

Alma M. Waters
ALMA M. WATERS

Elizabeth Waters Dunn by Beverly Waters
ELIZABETH WATERS DUNN
By Beverly Waters, her
Attorney-in-Fact

Cynthia Gayle Waters Andrews
CYNTHIA GAYLE WATERS ANDREWS

H. E. Waters, Jr. by C.R.W.
H.E. WATERS, JR.
By C. Raymond Waters, Sr., his
Attorney-in-Fact

James E. Waters Jr. By Beverly Waters
JAMES E. WATERS., JR.
By Beverly Waters, his
Attorney-in-Fact

Russell Allen Waters By C.R.W.
RUSSELL ALLEN WATERS
By C. Raymond Waters, Sr., his
Attorney-in-Fact

Steven E Waters by Beverly Waters
STEVEN E. WATERS
By Beverly Waters, his
Attorney-in-Fact

Norma Ellis By C.R.W.
NORMA ELLIS
By C. Raymond Waters, Sr., her
Attorney-in-Fact

Nancy M. Corns By C.R.W.
NANCY M. CORNS
By C. Raymond Waters, Sr., her
Attorney-in-Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named C. RAYMOND WATERS, SR., 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 November, 1990.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named BEVERLY WATERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named RUBY WATERS NEELY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named MARY PATRICIA WATERS SWIFT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named STEVEN PAUL WATERS, 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 November (Nov) 1990.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 14th day of November, 1990, before me personally appeared CARL CUMNNINGHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY COLLINS, and acknowledged that he executed the same as the free act and deed of PEGGY COLLINS.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named ALMA M. WATERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1990.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named CYNTHIA GAYLE WATERS ANDREWS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1990.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1990, before me personally appeared C. RAYMOND WATERS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of H.E. WATERS, JR., and acknowledged that he executed the same as the free act and deed of H.E. WATERS, JR.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1990.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 14th day of November, 1990, before me personally appeared C. RAYMOND WATERS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUSSELL ALLEN WATERS, and acknowledged that he executed the same as the free act and deed of RUSSELL ALLEN WATERS.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1991, before me personally appeared BEVERLY WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANET W. BRUMIT, and acknowledged that she executed the same as the free act and deed of JANET W. BRUMIT.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1991, before me personally appeared BEVERLY WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALDINE WATERS SCHMUTZ, and acknowledged that she executed the same as the free act and deed of GERALDINE WATERS SCHMUTZ.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1991, before me personally appeared BEVERLY WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH WATERS DUNN, and acknowledged that she executed the same as the free act and deed of ELIZABETH WATERS DUNN.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1991, before me personally appeared BEVERLY WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES E. WATERS, JR., and acknowledged that she executed the same as the free act and deed of JAMES E. WATERS, JR.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 31st day of January, 1991, before me personally appeared BEVERLY WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN E. WATERS, and acknowledged that she executed the same as the free act and deed of STEVEN E. WATERS.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 14th day of November, 1990, before me personally appeared C. RAYMOND WATERS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NORMA ELLIS, and acknowledged that he executed the same as the free act and deed of NORMA ELLIS.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 14th day of November, 1990, before me personally appeared C. RAYMOND WATERS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY M. CORNS, and acknowledged that he executed the same as the free act and deed of NANCY M. CORNS.

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

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 1991.

Kathleen Ward
Notary Public

My Commission Expires: January 23, 1993

2:CRM1105902.kw

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Waters' Property, as shown on plat of record in Plat Book 6050, page 122, as corrected and amended by Book 6482, page 616, and Book 8214, page 500, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Ola Waters and husband, Marshall Waters, by Deed of Record in Book 565, page 400, Register's Office for Davidson County, Tennessee. The said Marshall Waters having predeceased Ola Waters and since then the said Ola Waters has also died, leaving the following persons as the owners of the property (See Affidavit of record in Book 6911, page 688, said Register's Office.):

Hugh E. Waters, Sr.
James E. Waters, Sr.
Ruby Waters Neely
C. Raymond Waters, Sr.
Annie S. Waters
Mary Patricia Waters Swift
Alma M. Waters
Cynthia Gayle Waters Andrews
Peggy Collins
Steven Paul Waters

The said Hugh E. Waters, Sr., has since died intestate, leaving as heirs Hugh E. Waters, Jr., Russell Allen Waters, Norma Ellis and Nancy M. Corns. (See Affidavit of record in Book 8288, page 233, said Register's Office.)

The said James E. Waters, Sr., has since died intestate, leaving as heirs Beverly Waters, Janet W. Brumit, Geraldine Waters Schmutz, Elizabeth Waters Dunn, James E. Waters, Jr., and Steven E. Waters. (See Affidavit of record in Book 8288, page 232, said Register's Office.)

The said Annie S. Waters has since died intestate, leaving as sole heir Patricia W. Swift. (See Affidavit of record in Book 8288, page 234, said Register's Office.)

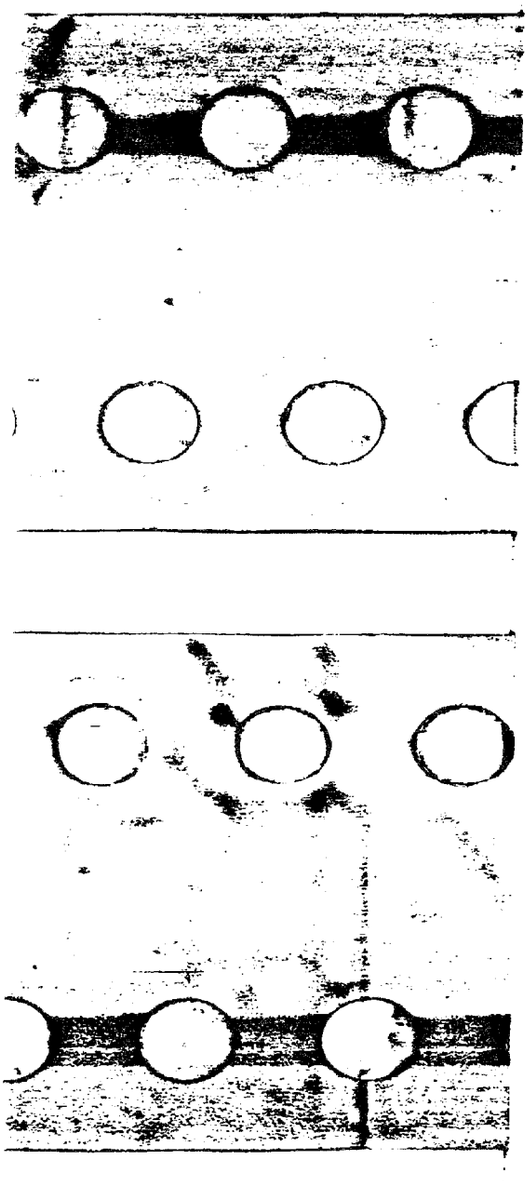
This property is subject to:

1. 1991 property taxes, which have been assumed by the Grantee.
2. All matters shown on the Plat of record in Book 6050, page 122, as corrected and amended in Book 8214, page 500, both in the Register's Office for Davidson County, Tennesseee.

5405 02/08 0101 03CHECK
2:CKM012[illegible]11.kw
61.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8289 PAGE 907

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 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 27.00
TOTAL 61.00
CHECK 61.00

02/08/91 01 13:07 0001 5405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91649

IDENTIF. REFERENCE

FEB 8 1 08 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395729