Map: 149-04-0

Parcel: 254

WARRANTY DEED BOOK 8339 PAGE 163

Address of New Owner(s)

Regina B. Newson
411 Gregg Ct.
Nashville, Tennessee 37217

Send Tax Bills To:

Citizens and Southern Mortgage Co.
P. O. Box 656
Tucker, Georgia 30085-0656

This Instrument Prepared By:

Jason B. Rogers
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $51,907.89.

Regina B. Newson
Affiant

Subscribed and sworn to before me this 26th day of April, 1991.

Jason B. Rogers
Notary Public

My Commission Expires 5/23/94

For and in Consideration of the sum of FIFTY-ONE THOUSAND NINE HUNDRED SEVEN DOLLARS AND 89/100'S ($51,907.89) and other good and valuable consideration (the receipt of which is hereby acknowledged), ROBERT S. WAGGENER and ELIZABETH M. WAGGENER, husband and wife, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to REGINA B. NEWSON, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennesssee, being Lot No. 3-A on the Plan of Zone Lot Division, Lots 1 thru 7, Edge-O-Lake, Section 21, as of record in Plat Book 5200, Page 577, amended in Book 6200, Page 156 and Book 6237, Page 243, Register's Office for said County, to which plan reference is made for a more complete description.

Subject to:

Taxes for 1991, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6140, Page 420, Register's Office for Davidson County, Tennessee.

A 20-foot minimum building setback line from Gregg Court, a 10-foot easement for public utilities and drainage purposes along the rear line expanding in width along the southeasterly portion of said lot, as shown on the Plan of record in Plat Book 5200, Page 577, amended in Book 6200, Page 156 and Book 6237, Page 243, Register's Office for Davidson County, Tennessee.

Deed of Trust with W. Terry Edwards, Trustee, of record in Book 7153, Page 670, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Citizens and Southern Commercial Corporation by assignment dated February 25, 1987 and recorded in Book 7153, Page 676, said Register's Office. Said Deed of Trust having been rerecorded in Book 7167, Page 84, said Register's Office. Said Assignment having been rerecorded in Book 7174, Page 964, said Register's Office with a present unpaid balance of approximately $45,907.89 which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Being the same property conveyed to Grantor by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Deed Book 7153, Page 667 Register's Office for Davidson County, Tennessee.

This is improved property, known as 411 Gregg Court, Nashville, Tennessee 37217.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 26th day of April, 1991.

Robert S. Waggener

Elizabeth M. Waggener

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, JASON B. ROGERS, a Notary Public in and for the above County and State, the within named Robert S. Waggener and Elizabeth M. Waggener, husband and 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 the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1991.

NOTARY PUBLIC

My Commission Expires 5/23/94

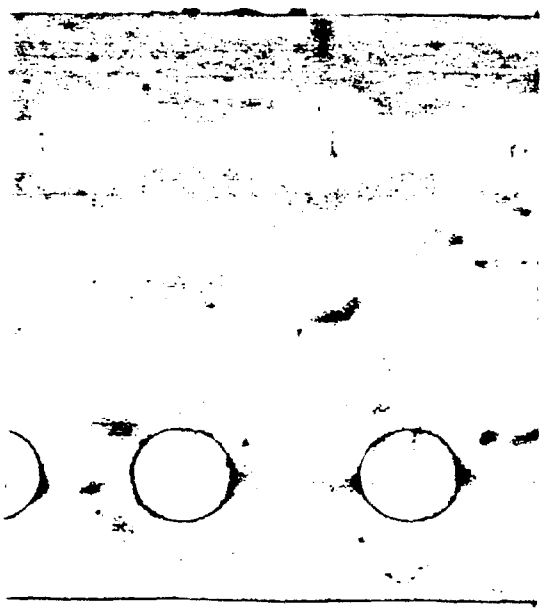
09942

IDENTIF. TREFEREN

APR 29 8 57 AM '91

FELIX Z. WILSCH REGISTER
DAVIDSON COUNTY TN.

8679 04/29 0101 03CHECK 178.27





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8339 PAGE 165

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	51907.89
CON TX	171.27
PRFEE	1.00
WDEED	6.00
TOTAL	178.27
CHECK	178.27

04/29/91 01 08:55 0001 8679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09942

IDENTIF. REFERENCE

APR 29 8 57 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 416674