THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $69,000.00.

Affiant

Subscribed and sworn to before this 24th day of April, 1991.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
EDWARD WALLER, et ux 619 Boscobel Street Nashville, Tennessee 37206	SAME	MAP 82-16 PARCEL 316 17W 05305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND 00/100 DOLLARS ($69,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **PENNY GUNTER PRATT, unmarried and ROY D. SLAGLE and wife, MAXINE G. SLAGLE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDWARD WALLER and wife, JUDITH 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. 21 and the westerly one-half (1/2) of Lot No. 20 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 and part of Lot No. 20 front together 75.0 feet on the northerly side of Boscobel Street and run back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Penny Gunter Pratt, Roy D. Slagle and Maxine G. Slagle by deed from M B S Properties, a partnerhsip comprised of Billy Neal Escue, Mary Elizabeth Sweeney and Wilma Joyce Sweeney, of record in Book 6979, page 599, Register's Office for Davidson County, Tennessee.

This is improved property known as 619 Boscobel Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4TH day of April, 1991.

Penny Gunter Pratt by Cindy Evans Att'y-in-Fact
PENNY GUNTER PRATT

Roy D. Slagle by Cindy Evans Att'y-in-Fact
ROY D. SLAGLE

Maxine G. Slagle by Cindy Evans Att'y-in-Fact
MAXINE G. SLAGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4TH day of April, 1991, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared **CINDY EVANS**, 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 **PENNY GUNTER PRATT, ROY D. SLAGLE and MAXINE G. SLAGLE**, and acknowledged that she executed the same as the free act and deed of the said **PENNY GUNTER PRATT, ROY D. SLAGLE and MAXINE G. SLAGLE.**

WITNESS my hand and seal this 4TH day of April, 1991.

Mitchell A. Watts
Notary Public

My Commission Expires:

1-23-94

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

10426

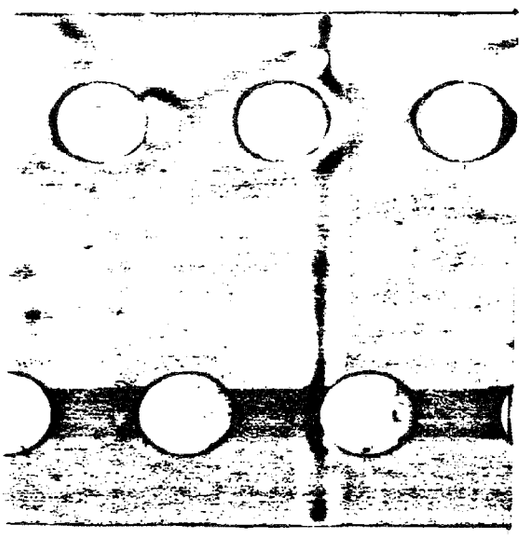
IDENTIF. TREFERENCE

APR 30 10 00 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

2274 94/30 0101 03CHECK 234.70





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8340 PAGE 508

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

SAMT 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10426

IDENTIF. REFERENCE

APR 30 10 00 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

04/30/91 01 10:00 0001 9274

No. 417261