This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
James C. Waller
2302 Shadow Lane
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Dominion Bankshares Mortgage Corporation
11350 Random Hills Road, P.O. Box 4226
Fairfax, VA 22038

MAP AND PARCEL:
MAP 73-5
PARCEL 117
15DZ-38275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred Battenslag and wife, Karen Battenslag hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Waller, unmarried , 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. 28, Riverwood Heights, of record in Book 1835, Page 42, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fred Battenslag and wife, Karen Battenslag, by deed from Harold D. Owen, Jr. and wife, Cheryl C. Owen of record in Book 5744, Page 624, Register's Office for Davidson County, Tennessee.

Fred Battenslag executed this instrument on behalf of Karen Battenslag pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1583, Page 145, said Register's Office.

This conveyance is subject to public utilities easement and minimum building setback line of record in Book 1835, Page 42, said Register's Office.

This is improved property known as 2302 Shadow Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Waller, unmarried, their heirs and assigns, forever; and we, Fred Battenslag and wife, Karen Battenslag 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 1991.

Fred Battenslag

Karen Battenslag

By: Fred Battenslag, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0767 06/05 0101 03CHECK 148.90

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Battenslag as Attorney-in-Fact for Karen Battenslag, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Battenslag, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1991.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

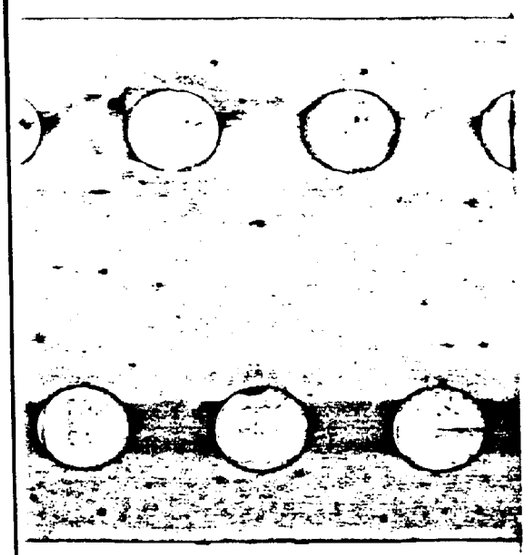
19634

Jun 5 10 11 AM '91

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 3

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	43000.00
CON TX	141.90
PRFEE	1.00
WDEED	6.00
TOTAL	148.90
CHECK	148.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11 0001 0767

19634

IDENTIFICATION REFERENCE

JUN 5 10 11 AM '91

No. 427844