THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Benjamin L. Waller, et ux
4901 Millerwood Drive
Nashville, TN 37211

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
FB# 6DA 26905
Map 118-8
Parcel 14

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, **Billie Dean Davis, Marvin Lee Gleaves, Jr. and Barbara Lillian White, devisees under the Last Will and Testament of Edna Bell Gleaves, and Billie Dean Davis, Substitute or Successor Executrix under the Last Will and Testament of Edna Bell Gleaves,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin L. Waller and wife, Shirley N. 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:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Grandview Heights, as of record in Book 161, pages 11 and 15, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 59 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley in the rear.
>
> Being the same property conveyed to Edna Elizabeth Bell Gleaves, by Will of Robert Taylor Holland or record in Will Book 103, page 624, and to Marvin Lee Gleaves and wife, Edna Elizabeth Bell Gleaves, by deed from Clarence O. Ingram, Trustee, as of record in Book 4701, page 543, Register's Office for Davidson County, Tennessee. The said Marvin Lee Gleaves predeceased Edna Elizabeth Bell Gleaves February 4, 1992, leaving her as the surviving tenant by the entirety. The said Edna Elizabeth Bell Gleaves died March 25, 1992, and conveyed her interest to her three children, Billie Dean Davis, Marvin Lee Gleaves, Jr. and Barbara Lillian White by her Last Will and Testament as of record in Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 2312 Eugenia Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Book 161, pages 11 and 15, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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.

Witness our hands this 8th day of May, 1992.

Billie Dean Davis
BILLIE DEAN DAVIS

MARVIN LEE GLEAVES, JR.

Barbara Lillian White
BARBARA LILLIAN WHITE

Billie Dean Davis Executrix
BILLIE DEAN DAVIS, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billie Dean Davis, Marvin Lee Gleaves, Jr., and Barbara Lillian White**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billie Dean Davis, Executrix**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $27,500.00.

Benjamin L Waller
AFFIANT

Subscribed and sworn to before me this 8th day of May, 1992.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10-1-95

09612

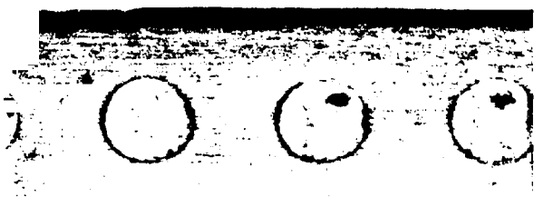
IDENTIF. T REFERENCE

MAY 12 10 05 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

PICK-UP

5975 05/12 0101 03CHECK 111.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8624 PAGE 191

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 27500.00
CON TX 101.75
PRFEE 1.00
~~TOTAL 102.75~~
~~CHECK 102.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 10:09 0001 5975

09612

IDENTIF. REFERENCE

MAY 12 10 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WDEED 9.00
~~TOTAL 9.00~~
~~CHECK 9.00~~

05/12/92 01 10:09 0001 5976

Total 111.75

No. 530195