This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX #52

BOOK 8863 PAGE 440

WARRANTY DEED

*ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Adam Manuel	BancBoston Mortgage Corporation	172-8A-109CO
(NAME)	(NAME)	
1513 Hunters Branch Road	P. O. Box 45298	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Jacksonville, FL 32231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Joseph Adam Manuel and wife, Christi Lynn Manuel and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Joseph Adam Manuel and wife, Christi Lynn Manuel have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $66,300.00 secured by a deed of trust of record in Book 7243, page 801, Register's Office for Davidson County, TN.

William H. Waters and Neal P. Waters and Karita McCaleb Waters

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph Adam Manuel and wife, Christi Lynn Manuel

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hunters Branch, Section 2-A, P.U.D. Plan, of record in Book 6250, page 819 and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 76.07 feet on the westerly margin of Hunter's Branch Road and extends back 103.28 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 65.00 feet thereon.

2802 02/11 0101 03CHECK 288.35

Being the same property conveyed to William H. Waters, unmarred and Neal P. Waters and wife, Karita McCaleb Waters by deed from Bobby C. Roberts, unmarried of record in Book 7627, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the Plan of record (6) All applicable Governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 75,479.00
Affiant

Subscribed and sworn to before me this the 4th *day of* February *19*93

Notary Public Judy A. Lehman

My Commission expires: 5/15/95 *(Affix Seal)*

This is improved (XX) unimproved ( ) property, known as 1513 Hunters Branch Road Antioch, TN 37013 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4th *day of* February *, 19* 93 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Waters

Neal P. Waters

Karita McCaleb Waters
by her attorney in fact
Neal P. Waters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me the undersigned *, a Notary Public in and for said County and State* William H. Waters (unmarried) and Neal P. Waters

the within named bargainor s *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood *Tennessee, this* 4th *day of* February *, 19* 93

Notary Public

Commission expires 5-15-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public of the State and County aforesaid, personally appeared* _____ *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ *.*

Witness my hand and seal, at office in _____ *, this* _____ *day of* _____ *, 19* _____ *.*

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th *day of* February *, 19* 93 *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* Neal P. Waters *, to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* Karita McCaleb Waters *, and acknowledged that* he *executed the same as the free act and deed of said* Karita McCaleb Waters *.*

Witness my hand and official seal at Brentwood *, Tennessee, this* 4th *day of* February *, 19* 93

Notary Public

My Commission Expires 5-15-95

9 1 5 6 8

IDENTIFICATION REFERENCE

FEB 11 9 17 AM '93

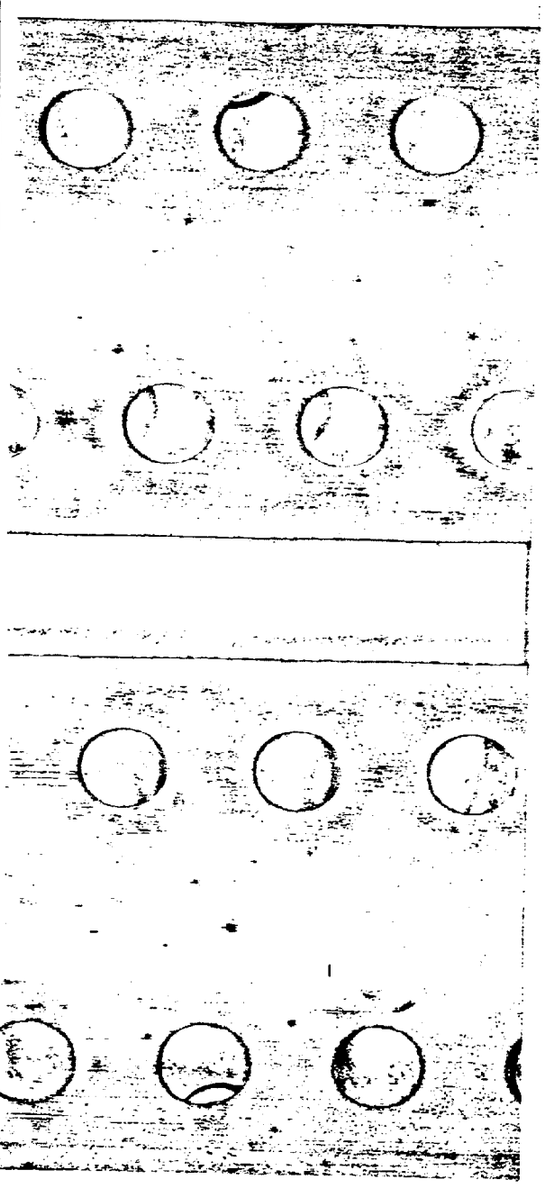
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75479.00
CON TX	279.35
PRFEE	1.00
WDEED	8.00
TOTAL	288.35
CHECK	288.35

02/11/93 01 09:16 0001 2802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9156.8

IDENTIFICATION REFERENCE

FEB 11 9 17 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 620449