BOOK 9409 PAGE 896 File in Box NO. 19 B

94-7-11

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Charles H. Douglas Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 94

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES H. DOUGLAS, JR. (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 148-07
114 Bakertown Road (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 193
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB # 05DU-76896

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RODNEY C. WALLER AND WIFE, SANDRA K. WALLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. DOUGLAS, JR. AND WIFE, MELODY K. DOUGLAS

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. 30B on the Plan of Zone Lots Nos. 18, 21 through 30, Bakertown Gardens, Section Four, of record in Book 6250, Page 462, amended in Book 6250, Page 747, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30B fronts 32.,00 feet on the easterly margin of Bakertown Road and extends back 169.59 feet on the northerly line and 196.99 feet on the southerly line to a broken line in the rear, measuring 41.85 feet thereon.

BEING the same property conveyed to James K. Waller, unmarried, by Deed from Robin J. York and wife, Debra Lynn York, of record in Book 6769, Page 311, Register's Office for Davidson County, Tennessee; and being further conveyed to Rodney C. Waller and wife, Sandra K. Waller, by Quitclaim Deed of even date, and being filed for record simultaneously herewith.

THIS conveyance is subject to restrictive covenants of record in Book 6602, Page 113, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 114 Bakertown Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 15th day of July 19 94

Rodney C Waller
RODNEY C. WALLER

Sandra K. Waller
SANDRA K. WALLER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RODNEY C. WALLER AND WIFE, SANDRA K. WALLER

the 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 15th day of July, 19 94.

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

94 JUL 18 PM 1:22

7946 07/18 0101 03CHECK 171.80

72004

DCTN01W





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	44000.00
CON TX	162.80
PRFEE	1.00
WDEED	8.00
TOTAL	171.80
CHECK	171.80

07/18/94 01 13:21 0001 7946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72004
IDENTIF. & REFERENCE

94 JUL 18 PM 1:22

REGISTER
DAVIDSON CO. TN.

No. 814538