This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

ADDRESS NEW OWNER:
Beth Ann Groody
4821 Gillespie Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Tennessee Housing Development Agency
c/o Union Planters National Bank
P.O. Box 3137
Memphis, TN 37183-0137

MAP AND PARCEL:
MAP 148-14
PARCEL 251
5DU52559

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, William L. Waller and wife, Penny M. Waller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Beth Ann Groody, 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. 97, Haywood Forest Subdivision, Section Three, as of record in Book 5200, Page 245, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William L. Waller and wife, Penny M. Waller, by deed from Bob Potter Company, a Tennessee Corporation of record in Book 5705, Page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5583, Page 115, said Register's Office.

This conveyance is subject to minimum building setback line and public utility and drainage easement, of record in Book 5200, Page 245, said Register's Office.

This is improved property known as 4821 Gillespie Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beth Ann Groody, unmarried, their heirs and assigns, forever; and we, William L. Waller and wife, Penny M. Waller 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.

94 SEP -7 AM 8:55
DAVIDSON COUNTY
MAIL ENV.
IDENTIF. & REFERENCE
88594

Witness our hands this the 26th day of August, 1994.

William L. Waller

Penny M. Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William L. Waller and wife, Penny M. Waller 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 Nashville, Tennessee, this the 26th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

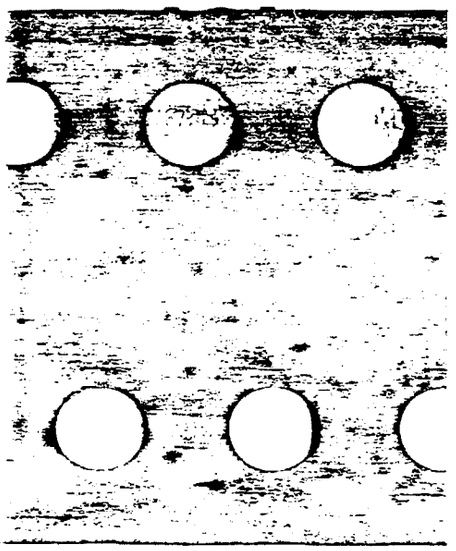
The actual value or consideration, whichever is greater, for this transfer is $ 51,500.00.

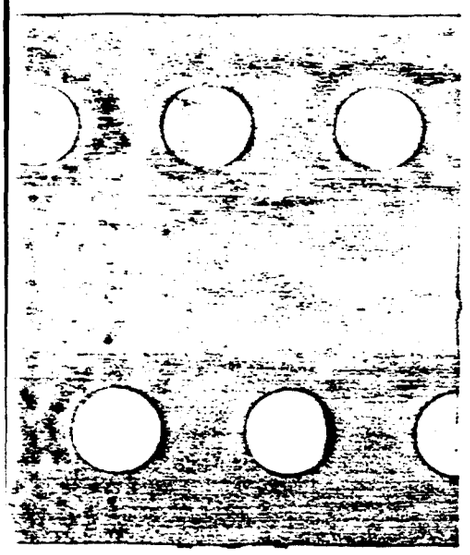
AFFIANT

Subscribed and sworn to before me this 26th day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 3-21-98

5941 09/07 0101 03CHECK 199.55





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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 305

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 51500.00
				CON TX 190.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 199.55
				CHECK 199.55
			09/07/94 01	09:53 0001 5941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88594
IDENTIF. & REFERENCE

94 SEP -7 AM 9:55
REGISTER
DAVIDSON COUNTY, TN.

No. 832304