[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Steven Paul Waters]	Leader Federal Bank for Savings]	MAP and PARCEL]
[Alice J. Waters]	Attn: Tax Dept.]	]
[6451 Old Clarksville Hwy.]	158 Madison Avenue]	Part of 21-236]
[Joelton, TN 37080]	Memphis, TN 38103]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9637 PG 617

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **C.G. Wilson and Betty Wilson, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steven Paul Waters and Alice J. Waters, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the south margin of Old Clarksville Highway at the northeast corner of Dora L. Felts of record in Book 8300, Page 385, Register's Office, Davidson County, Tennessee, said point also being the northwest corner of the herein described tract; thence with said south margin S 58 degrees 41' 11" E, 139.80 feet to an iron pin set; thence leaving the south margin of Old Clarksville Highway and with the westerly boundary of Jeff & Jodi Richfield of record in Book 9459, Page 39, Register's Office, Davidson County, Tennessee, S 16 degrees 18' 50" E, 303.08 feet to an iron pin set; thence S 01 degrees 01' 24" W, 415.00 feet to an iron pin set; thence S 08 degrees 05' 47" E, 219.85 feet to an iron pin set; thence with a new line S 84 degrees 33' 26" W, 309.60 feet to an iron pin set on the easterly boundary of J.E. Fentress, et ux, of record in Book 1807, Page 423, Register's Office, Davidson County, Tennessee; thence with said Fentress N 05 degrees 26' 34" W, 732.00 feet to an iron pin set at a fence corner post; thence with the southerly boundary of Dora L. Felts N 86 degrees 53' 25" E, 195.69 feet to an iron pin set at a fence corner post; thence N 09 degrees 13' 54" W, 294.80 feet to the POINT OF BEGINNING, containing 261,461 square feet or 6.00 acres, more or less, according to a boundary survey prepared by Daniels & Associates, Inc., Registered Land Surveyor #1489, dated January 23, 1995.

BEING a portion of the same property conveyed to C.G. Wilson, et ux, et al, by warranty deed appearing of record in Book 5105, Page 923, said Register's Office. See also quitclaim deeds appearing of record in Book 5166, Page 378, Book 9284, Page 631, and Book 9284, Page 629, and warranty deed appearing of record in Book 9585, Page 823, and Book 4698, Page 646, all of said Register's Office.

This is property with a common address of 6451 Old Clarksville Hwy., Joelton, TN 37080.

48658
IDENTIFICATION REFERENCE

95 DEC -5 AM 9:47

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Rollback Taxes, which taxes the Grantors having paid the Grantees and the Grantees assuming and agreeing to pay when due; 3) 50' Right-of-Way Easement to Nashville Gas Company as contained in the deed of record in Book 9284, Page 631, said Register's Office; 4) Easement for ingress and egress and a waterline as contained in the deed of record in Book 9482, Page 631, said Register's Office; 5) Easement for ingress and egress and a waterline as contained in the deed of record in Book 5166, Page 378, said Register's Office.

BOOK 9637 PG 618

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $163,000.00]
[Steven Paul Waters]
[Affiant]
[Subscribed and sworn before me this 21st day of March, 1995.]
[Lisa D. Vance]
[My Commission Expires: 10-14-96 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **March, 1995**.

C.G. Wilson

Betty Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

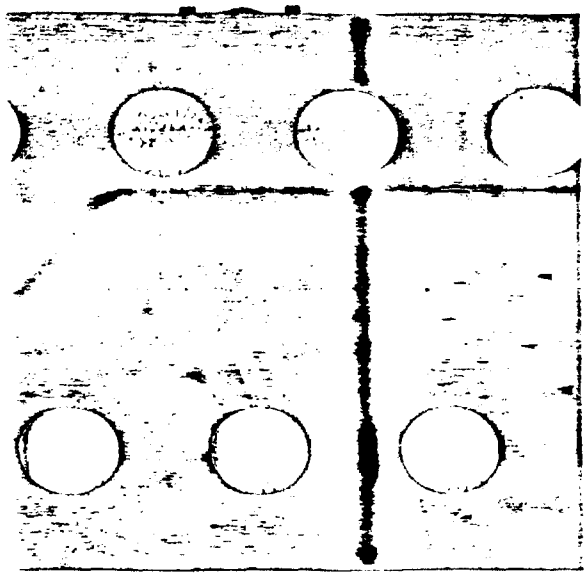
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **C.G. Wilson and Betty Wilson, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **21st** day of **March, 1995**.

Lisa D. Vance
Notary Public
My Commission Expires: 10-14-96

File No. 9503-088

TAX 030.00
MTG 612.10



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

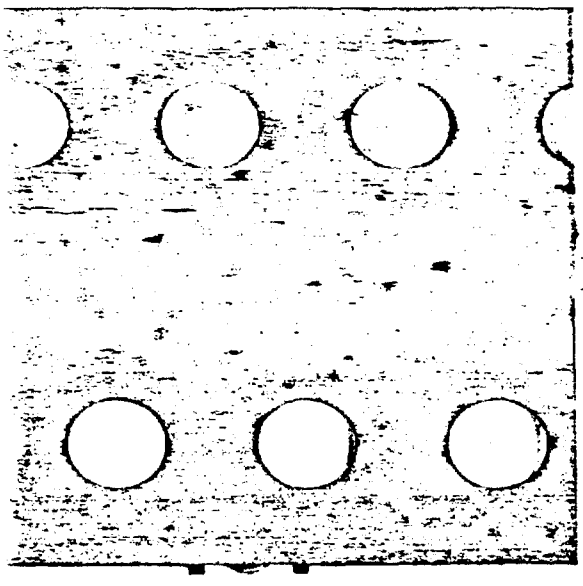
RECEIVED OF _____

FOR _____

BOOK 9637 PG 619

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
163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10
04/05/95 01 09:46 0001 7689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48658
IDENTIFICATION REFERENCE

05 APR -5 AM 9:47
REGISTER
DAVIDSON COUNTY, TN.

No. 897212