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This Instrument Prepared By

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9645 PG 459

WARRANTY DEED

ADDRESS NEW OWNER:
Sherri Price Ferrari
237 Glenstone Cr.
Brentwood, TN 37027

SEND TAX BILL:
"To Owner"

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP AND PARCEL:
MAP 171-2
GROUP A
PARCEL 129

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John E. Waller and wife, Carmella Waller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sherri Price Ferrari, unmarried, hereinafter called the Grantee, her 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 Unit No. 129 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4, and amended in Book 6900, page 329, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John E. Waller and wife, Carmella Waller by deed from Robert E. Bowling and wife Peggy M. Bowling of record in Book 9469, page 301, Register's Office for Davidson County, Tennessee.

This is improved property known as 237 Glenstone Cr., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sherri Price Ferrari, her heirs and assigns, forever; and we, John E. Waller and wife, Carmella 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 Grantee, her 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.

Witness our hands this the 13th day of April, 1995.

John E. Waller

Carmella Waller

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John F. Waller and wife, Carmella 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 Brentwood, Tennessee, this the 13th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: September 28, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 133,000.00

AFFIANT

Subscribed and sworn to before me this 13th day of April, 1995.

NOTARY PUBLIC

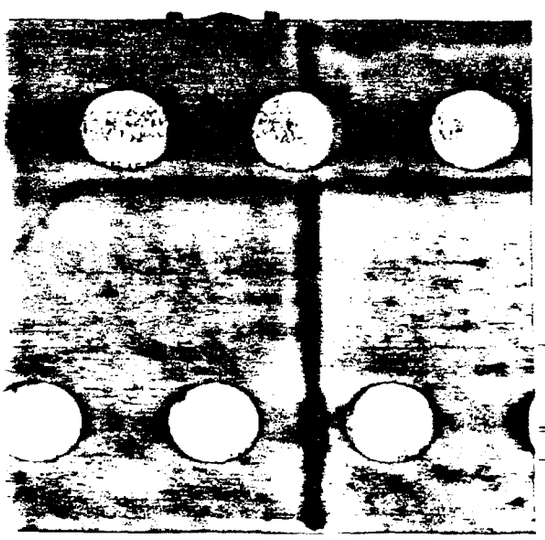
My Commission Expires: September 28, 1997

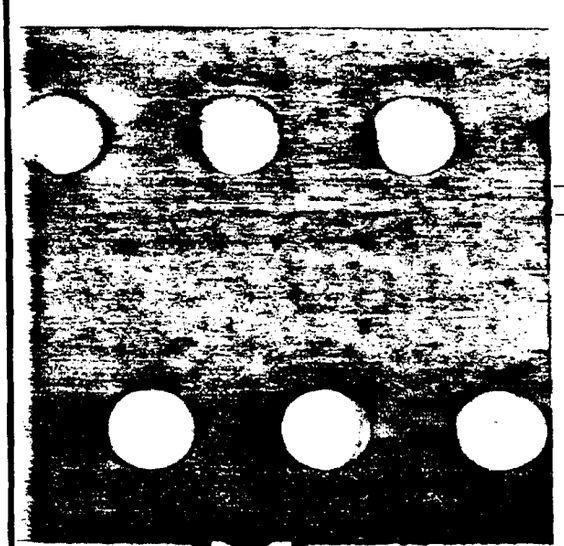
51438

IDENTIFICATION REFERENCE

95 APR 17 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9645 PG 461

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 133000.00
CON TX 492.10
~~PRFEE 1.00~~
~~MTGFEE 8.00~~
TOTAL 501.10
CHECK 501.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/95 01 08:52 0001 0738

51438
IDENTIF. ↑ REFERENCE

95 APR 17 AM 8:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 900218