1-07

STATE OF TENNESSEE 95-1032
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $52,000.00

Frank A. Waters Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 95.

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
James Collins	NationsBanc Mortgage Corporation	95-4-151
(NAME)	(NAME)	
2529 Crossfield Drive	2059 Northlake Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Tucker, GA 30084	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, G&W Properties, a partnership comprised of Frank A. Waters, Jr., and Hubert L. Guest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Collins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, State of Tennessee, Being Lot No. 47, on the Map of Eva Mar Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 47 is described as beginning at a point in the South Margin of Crossfield Drive at the corner of Lots 47 & 48, with the line between said lots, southerly 105 feet to the corner of Lot 46, with the line between said lots 46 & 47, easterly 103. 34 feet to the west margin of Graylynn Drive, with the margin of same, northerly 127.87 feet to the beginning of a curve; thence around said curve, northwesterly 32.37 feet to the south margin of Crossfield Drive, with the margin of the same westerly 102.8 feet to the beginning.

BEING the same property conveyed to G & W Properties by Quitclaim deed from Flora I. Waters, Frank A. Waters, Jr., and Hubert Guest, filed of record in Book 6797, page 546, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

Rebecca B. Waters, Spouse of Frank A. Waters, Jr., and Irene D. Guest, spouse of Hubert L. Guest, join in the execution of this document to convey any marital interest they may have.

This is improved property known as 2529 Crossfield Drive, Nashville, TN 37214

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 his hand this 28th day of April, 19 95.

G&W Properties by: Frank A. Waters Jr. Ptr.
G&W Properties

Frank A. Waters Jr.
Frank A. Waters, Jr.

Hubert L. Guest
Hubert L. Guest

Rebecca B. Waters
Rebecca B. Waters

Irene D. Guest
Irene D. Guest

95-1032

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Donna Walker, a Notary Public in and for said County and State, the within named

Hubert L. Guest and wife Irene D. Guest

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 Nashville Tennessee, this 28th day of April, 19 95.

My commission expires 11-28-98

Donna Walker
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Donna Walker, a Notary Public in and for said County and State, the within named

Frank A. Waters, Jr. and wife Rebecca B. Waters, and

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 Nashville Tennessee, this 28th day of April, 19 95.

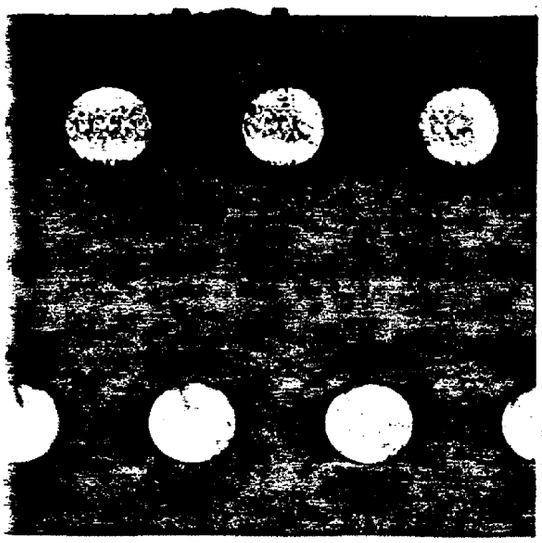
My commission expires 11-28-98

Donna Walker
Notary Public

56333
IDENTIF. & REFERENCE

95 MAY -1 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5131 05/01 0101 03CHECK 201.40



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

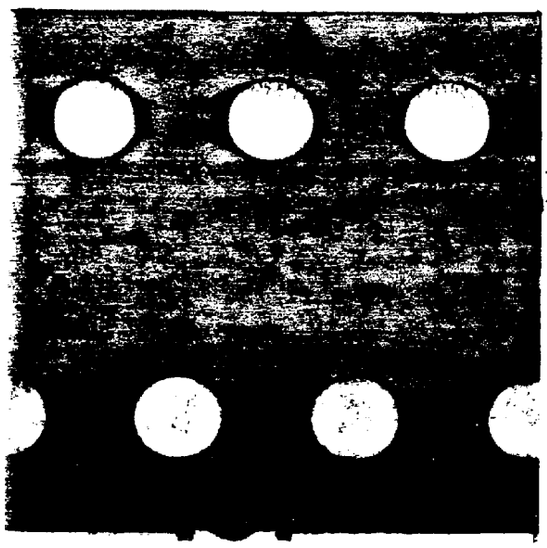
RECEIVED OF _____

FOR _____

BOOK 9659 PG 42

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 52000.00
CON TX 192.40
PRFEE 1.00
MRFEE 8.00
TOTAL 201.40
CHECK 201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/95 01 12:30 0001 6131

56333
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905557