WARRANTY DEED

BOOK 9684 PG 556

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 95

_____
Notary Public

MY COMMISSION EXPIRES: 1/2/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY D. WATERS (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 108-12
3276 Trails End Lane (ADDRESS)	P.O. BOX 17257 (ADDRESS)	PARCEL 278.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38187-0257 (CITY) (STATE) (ZIP)	FB 03D092580

FOR AND 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, Joseph Steven Reese, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY D. WATERS AND WIFE, JULIE A. WATERS

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. 23 on the plan of Elmcrest Subdivision, of record in Book 7900, Page 52, Register's Office for said County.

SAID Lot No. 23 fronts 113.64 feet on the northerly margin of Elm Hill Pike and extends back 147.88 feet on the westerly line and 173.38 feet on the easterly line to a dead line in the rear measuring 23.55 feet thereon.

BEING the same property conveyed to Joseph Steven Reese, Jr., Unmarried by deed dated 2-14-92 from W. L. Bainbridge, Inc., a Tennessee Corporation, of record in Book 8553, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 8326, page 915, said Register's Office; easement 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.

95 MAY 31 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0065111

unimproved ( )
This is improved (X) property, known as 3276 Trails End Lane, Nashville, TN 37214
(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 my hand this 26th day of May 19 95

Joseph S. Reese Jr.
JOSEPH STEVEN REESE, JR.

BOOK 9684PG557

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Steven Reese, Jr., Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of May 19 95.

Commission expires 1/7/96

Notary Public

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, and 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 _____.

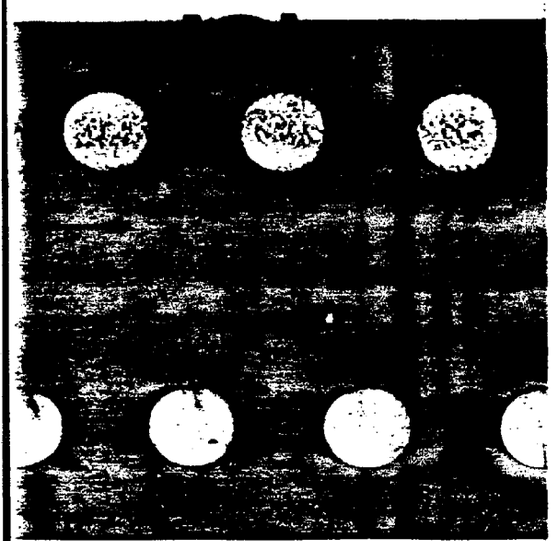
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

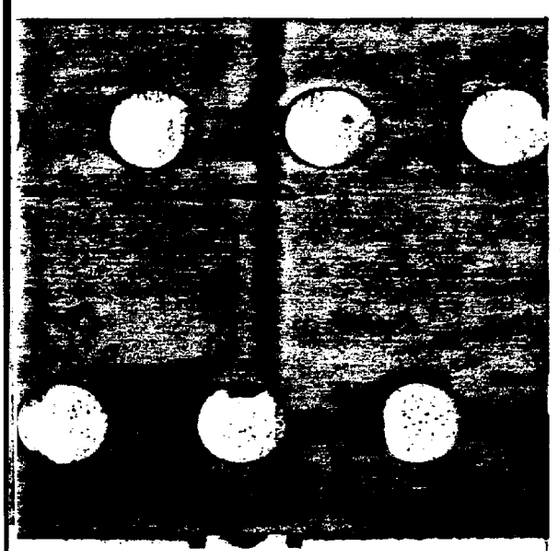
My commission expires _____

Notary Public

5812 05/31 0101 03CHECK

286-13





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 558

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 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 8.00
TOTAL 286.13
CHECK 286.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/95 01 08:35 0001 5812

00651111
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915131