BOOK 9727 PG 793

This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Toney Carroll, Sr.

TO: New Owners
William D. Waffird and
Lisa Gail Waffird
4981 Toney Carroll Dr.
Ashland City, TN 37015

Map 47, Parcel 67 &
Map 57, Parcel 38

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TWENTY-TWO THOUSAND AND NO/100 DOLLARS ($22,000.00), of which $1,500.00 has this day been paid in cash, and for the balance of which Grantees herein have executed and delivered to Grantor their promissory note in the original principal amount of $20,500.00 which is secured by a deed of trust of even date and recorded simultaneously herewith, the receipt and sufficiency of which is hereby acknowledged, I, Toney Carroll, Sr., (being the same person as Tony Carroll) unmarried, Grantor herein; have bargained and sold and by these presents do convey unto William D. Waffird and his sister, Lisa Gail Waffird, as equal tenants in common, Grantees herein, their heirs and assigns, the following described property:

Tract 1: Land in the 13th (formerly the 23rd Civil District of Davidson County, Tennessee), being Lot No. 8 on the Plan of the Division of the Estate of John Drake colored, deceased among his heirs, and described as follows:

BEGINNING at a white oak, hickory and dogwood standing 11.32 poles north 3 deg. east from a sassafras corner; thence north 97 deg. west 34 poles to a white oak in the original western boundary line; thence north 3 deg. east, with said line, 9.4 poles to an ironwood, thence south 87 deg. east 34 poles to a sugar and beech; and thence south 3 deg. west 9.4 poles to the beginning, containing 2 acres, more or less.

AND BEING the same property conveyed to Tony Carroll and wife, Lillie Carroll, by deed from Ernest Johnson and wife, Hettie Johnson, of record in Book 3942, page 353, Register's Office of Davidson County, Tennessee. Lillie Carroll having since died on June 8, 1983, leaving Tony Carroll vested with title as surviving tenant by the entirety.

Tract 2: Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a hickory tree on the west side of the road leading down on the east branch of Sulphur Creek, marked at the southwest corner of the Rowan Nicholson 112 acre tract, and runs thence eastwardly 40 poles to a sourwood and pointers, ____ poles east of another road; thence north, parallel with Nicholson's westerly line, 93 poles to an elm and dogwood on the ridge in the south edge of a road in Nicholson's northerly line; thence westwardly 40 poles to Nicholson's northwest corner, and stake; thence southwardly with Nicholson's western boundary line, 91 poles to the beginning, containing 23 acres, more or less, it being a part of the west end of the tract of 112 acres and 132/160th poles, purchased by Nicholson of Clay Drake.

AND BEING the same property conveyed to Toney Carroll, Sr., and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, et al., of record in Book 4149, page 257, Register's Office of Davidson County, Tennessee. The said Lillie Carroll having since died leaving Toney Carroll, Sr., vested with title as surviving tenant by the entirety.

Grantor herein does hereby reserve a life estate in and to the above described property.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6th day of April, 1995.

Toney Carroll
TONEY CARROLL, SR.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TONEY CARROLL, SR., the within named 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, at office this the 6th day of April, 1995.

Patsy J. Wilson
NOTARY PUBLIC

My Commission Expires: 12/16/98

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

William L Wafford
Grantee

SWORN to and subscribed before me this the 6th day of April, 1995.

Patsy J. Wilson
NOTARY PUBLIC

My Commission Expires: 12/16/98

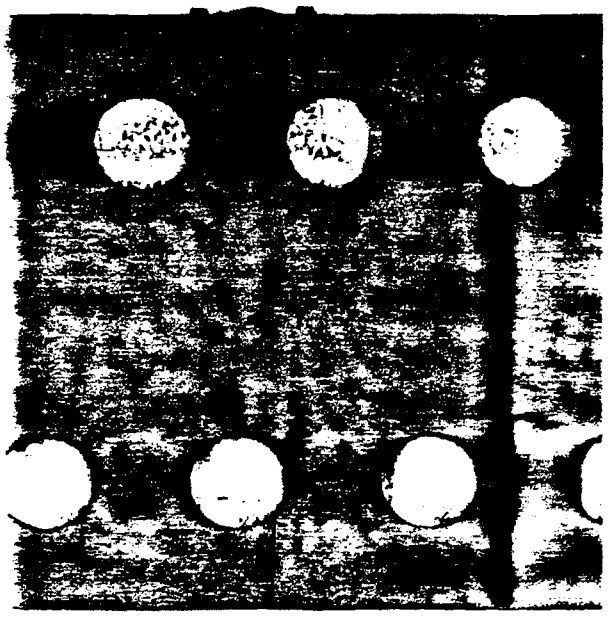
0078035

95 JUL 11 PM 12:15

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7977 2744 0101 03CHECK 94.40



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

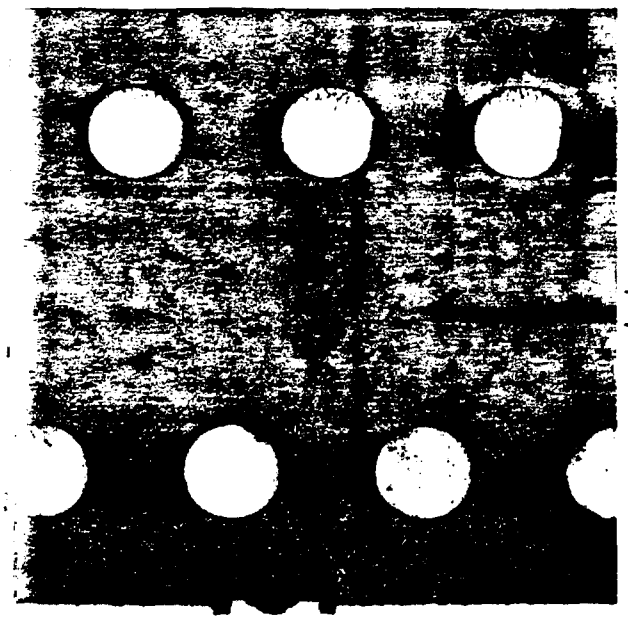
RECEIVED OF _____

FOR _____

BOOK 9727 PG 801

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	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	12.00
TOTAL	94.40
CHECK	94.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078035
IDENTIFICATION REFERENCE

95 JUL 11 PM 12:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 929106