BOOK 9806 PG 63

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF September, 20 19 95

Notary Public

MY COMMISSION EXPIRES 5/23/[illegible]
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy F. Wait (NAME)	First American National Bank (NAME)	53-6B-70
2320 Riverway Drive (ADDRESS)	First American Center (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

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, J & M Homebuilders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy F. Wait

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. 53 as shown on the Plan of Phase 5B, Waterford Subdivision, of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to J & M HOMEBUILDERS, INC., A Tennessee Corporation by Warranty Deed from Waterford Associates, L. P., a Tennessee Limited Partnership, of record in Book 9668, Page 404, Register's Office for Davidson County, Tennessee.

95 09/26 0101 03CHECK 459.66

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS FOR WATERFORD OF RECORD IN BOOK 8694, PAGE 216, AS RESTATED IN BOOK 8699, PAGE 462, AS AMENDED BY FIRST AMENDMENT OF RECORD IN BOOK 9530, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MADE APPLICABLE TO PHASE 5B BY INSTRUMENT OF RECORD IN BOOK 9530, PAGE 189, SAID REGISTER'S OFFICE AND SUBJECT TO BY-LAWS FOR WATERFORD COMMUNITY ASSOCIATION, INC. OF RECORD IN BOOK 8715,PAGE 583, SAID REGISTER'S OFFICE.

unimproved ( )
improved (X) property, known as 2320 Riverway Drive (House Number) (Street) Old Hickory, TN 37138 (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 15 day of September, 1995

J & M Homebuilders, Inc.

By: Joe L. Wall
Joe L. Wall, President

BOOK 9816 PG 69

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joe L. Wall as such President.

Witness my hand and official seal at office at Madison, TN on this the 1st day of September 19 95.

My commission expires 5/23/98

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

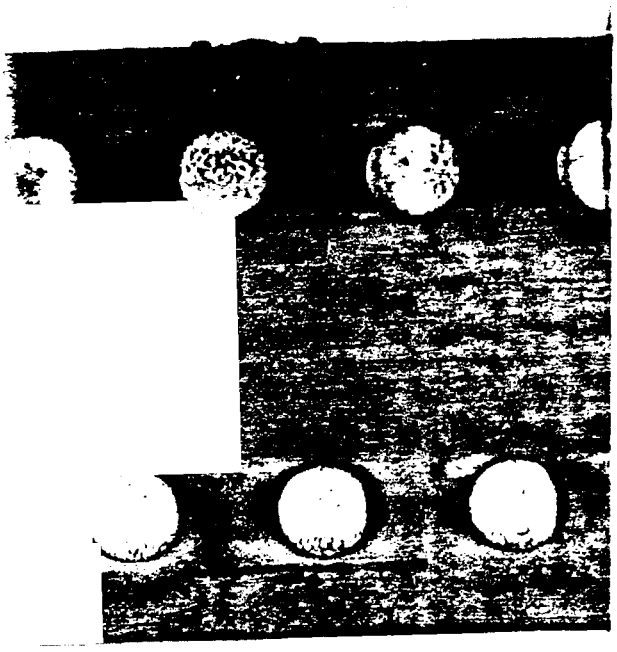
95 SEP 26 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM: J & M Homebuilders, Inc.

TO: Timothy F. Wait



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

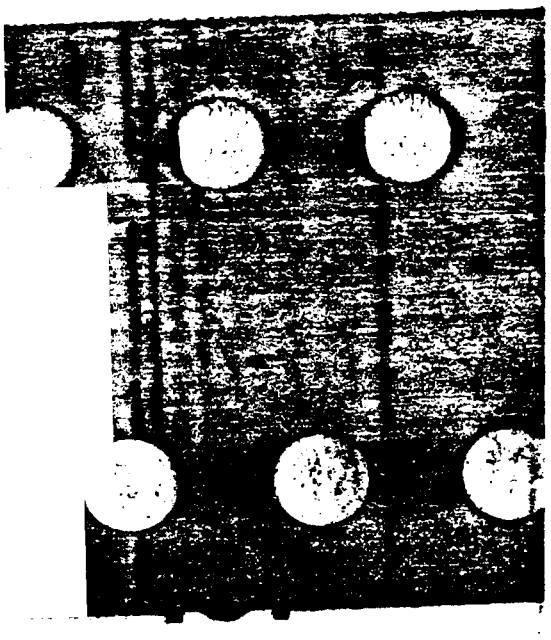
RECEIVED OF _____

FOR _____

BOOK 9806 PG 70

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 121800.00
CON TX 450.66
PRFEE 1.00
WDEED 8.00
TOTAL 459.66
CHECK 459.66

09/26/95 01 08:24 0001 9155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105049
IDENTIF. ↑ REFERENCE

95 SEP 26 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957969