THIS INSTRUMENT WAS PREPARED BY: BONNIE S. BAGGOTT #14741
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080
Telephone: 615/876-2550

ADDRESS NEW OWNER(S) AS FOLLOWS: JOHN DARRELL BRAWLEY and wife, CONNIE LYNN BRAWLEY, 3132 MargieDrive, Joelton, Tennessee 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: same

MAP & PARCEL NO: 15/51

WARRANTY DEED

For and in consideration of the sum of One Hundred Thirty Five Thousand and no/100 Dollars ($135,000.00), of which Ten Thousand and no/100 Dollars ($10,000.00) has been paid in cash by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, and for the remainder, the said Grantees have given their Note of even date in the amount of One Hundred Twenty Five Thousand and no/100 Dollars ($125,000.00), payable to Grantors as therein set out; reference is here made to said Note for the terms and conditions thereof; and providing for payment of attorney's fees, and to secure the payment of said Note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

RONALD E. WALLER and wife, DEBBIE LYNN WALLER aka DEBORA L. WALLER, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN DARRELL BRAWLEY** and wife, **CONNIE LYNN BRAWLEY** , their heirs and assigns, hereinafter referred to as Grantees, certain real estate situated in Davidson County, Tennessee, described as follows:

> BEGINNING at an iron pin set in the northerly line of William Hills, Section Two, as of record in Book 4460, page 62, Register's Office of Davidson County, Tennessee, said point being N 81 degrees 13' 56" W 274.31 feet from an existing concrete monument at the westerly right-of-way of Margie Drive where Margie Drive now ends in the southerly line of the herein described tract; thence,

1. With a line severing the property of which this is a part, N 7 degrees 27' 15" E 466.22 feet to an iron pin set in the south line of Raymond N. Barnes as of record in Deed Book 2203, page 75, Register's Office of Davidson County, Tennessee; thence,

2. With the south line of Barnes (in part) and the south line of Andrew D. Milliken as of record in Deed Book 3373, page 237, Register's Office of Davidson County, Tennessee, S 81 degrees, 50' 01" E 668.93 feet to an iron pin set at Milliken's southeasterly corner and also Raynond N. Barnes northwesterly corner as of record in Deed Book 1383, page 156, Register's Office of Davidson County, Tennessee and being on the easterly right-of-way of a 16-foot driveway; thence

3. With the easterly right-of-way of a 16-foot driveway and with the westerly line of Barnes, S 7 degrees 55' 25" W 473.17 feet to existing concrete monument, corner of Williams Hills, Section Two; thence,

4. With the north line of William Hills, N 81 degrees 13' 56" W 665.18 feet to the point of beginning and containing 7.191 acres.

Being the same property conveyed to Ronald E. Waller and wife, Debbie Lynn Waller, by deed from McDowell Development Corporation as of record in Book 6283, page 776, said Register's Office.

Said property is conveyed subject to:

1. A 10-foot easement as set out in Book 290, page 232, and Book 1432, page 474, and shown on survey made by Ragan Smith Murphy Associates, Inc., dated January 12, 1984.

2. Survey made by Ragan Smith Murphy Associates, Inc., dated January 12, 1984, shows old fence and overhead power lines along the Union Hill portion.

3. Vendor's lien retained in the deed from McDowell Development Corporation to Ronald E. Waller as of record in Book 6283, page 776, to secure a note in the amount of $17,120.00, payable according to the terms contained therein.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, **JOHN DARRELL BRAWLEY,** and wife, **CONNIE LYNN BRAWLEY,** their heirs and assigns, forever. Grantors covenant with the said Grantees that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have duly executed this Installment Deed on this the 7th day of October, 1995.

RONALD E. WALLER

DEBBIE LYNN WALLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

5250 10/10 0101 03CHECK 512.50

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **RONALD E. WALLER** and wife, **DEBBIE LYNN WALLER**, 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 office at Joelton, Davidson County, Tennessee, on this the 7th day of October, 1995.

NOTARY PUBLIC
My commission expires: 6-3-96

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

RONALD E. WALLER

DEBBIE LYNN WALLER

0110776

IDENTIFICATION REFERENCE

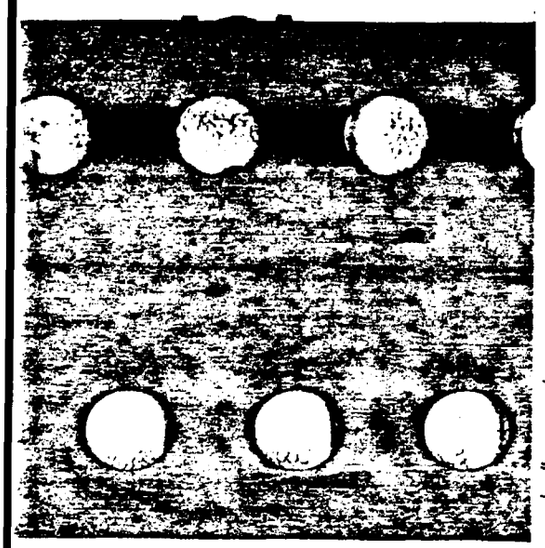
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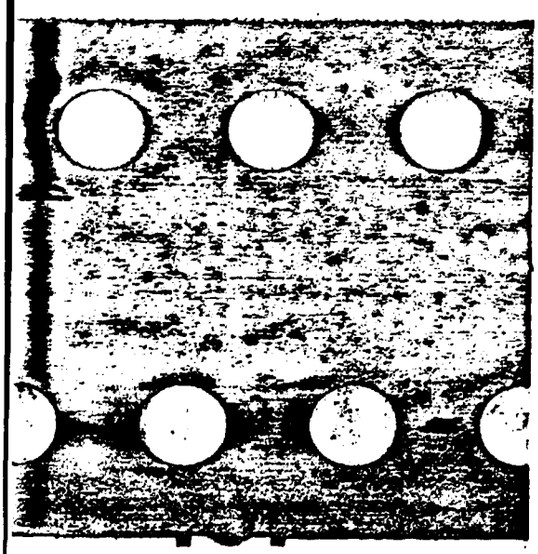
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TEN

PICK-UP

SUBSCRIBED and SWORN to before me this the 7th day of October, 1995.

NOTARY PUBLIC
My commission expires: 6-3-96





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

RECEIVED OF _____

FOR _____

BOOK 9823 PG 957

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 12.00
TOTAL 512.50
CHECK 512.50

10/10/95 01 15:24 0001 5250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110776
IDENTIF. # REFERENCE

95 OCT 10 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964011