PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9882 PG 546

W & I Ref: (mn) Title No: 37202
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy L. Waller Wendy L. Simms 1008 Carriage Way Court Hermitage, Tennessee 37076	First Republic Mortgage Corporation 3310 West End Avenue Suite 480 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 86-07-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya M. Hunt, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy L. Waller and Wendy L. Simms , both unmarried, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Jackson's Retreat, Phase I, Section Two, of record in Book 5200, page 334 and 335, Register's Office for said County.

SAID Lot No. 3 fronts 61.83 feet on the westerly margin of Carriage Way Court and extends back 130.06 feet on the northerly line and 133.93 feet on the southerly line to a dead line in the rear, measuring 75.94 feet thereon./

BEING the same property conveyed to Tonya M. Hunt by deed from Elizabeth Marie Ryan, now Pipkin, of record in Book 9352, page 901, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5741, Page 360, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1008 Carriage Way Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 1995.

Tonya M. Hunt

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State of Tennessee
County of Davidson

On this 5th day of December, 1995, before me the undersigned authority, personally appeared **Tonya M. Hunt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78300.00

Affiant

Sworn and subscribed before me on the 5th day of December, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

95 DEC -7 AM 11:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0130070
IDENTIF. & REFERENCE

5061 12/07 0101 03CHECK 298.71

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 78300.00
CON TX 289.71
PRFEE 1.00
WDEED 8.00
TOTAL 298.71
CHECK 298.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/95 01 11:07 0001 6061

0130070
IDENTIF. & REFERENCE

95 DEC -7 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984544