0133797

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

W & I Ref: (kd) Title No: 37276
Dav. Co. File: Box 8

BOOK 9894 PG 35

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Guard Carin E. Guard 4405 Howell Place Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 130-03-010

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 **Carol C. Waller and spouse, William Waller, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Guard and spouse, Carin E. Guard,** 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 the easterly 127 feet of Lot 7 on the Plan of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan II, as of record in Book 421, page 112, Register's Office for said County.

SAID part of Lot No. 7 fronts 127 feet on the southerly side of Howell Place and extends back between parallel lines with the westerly margin of Cherokee Circle 200 feet to the center of a private alley.

BEING the same property conveyed to Carol C. Waller, wife, and William Waller, Jr., husband, as tenants by the entireties by quitclaim deed from William Waller, Jr. of record in Book 8145, page 177, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4405 Howell Place, Nashville, Tennessee 37205

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 19th day of December, 1995.

Carol C. Waller

William Waller, Jr.

State of Tennessee
County of Davidson

On this 19th day of December, 1995, before me the undersigned authority, personally appeared **Carol C. Waller** and **William Waller, Jr.**, 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.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 390000.00

Affiant

Sworn and subscribed before me on the 19th day of December, 1995.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

1994 12/20 0101 23CHECK 1452.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9894 PG 37

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

CHRT
390000.00
CON TX 1443.00
PRFEE 1.00
WDEED 8.00
TOTAL 1452.00
CHECK 1452.00
12/20/95 01 10:10 0001 0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133797
IDENTIFICATION REFERENCE

95 DEC 20 A 10:11
REGISTER
DAVIDSON COUNTY, TN.

No. 988623