BOOK 10129 PG 156 BOX 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 19 96

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: 5.24.97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land Enterprises (NAME)	same (NAME)	MAP 60-1
951 Giant Oak Drive (ADDRESS)	(ADDRESS)	PARCEL 131
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	12DZ96454

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, Beverly C. Waters, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Land Enterprises, a Tennessee general partnership

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:

Being Lot No. 97 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 97 fronts 60 feet on the west side of Gwynnwood Drive and extends back 128 feet on the north line and 144.19 feet on the south line to a broken line in the rear measuring 66.08 feet thereon.

Being the same property conveyed to James E. Waters and wife, Beverly C. Waters by deed from Custom Builders Steel, Inc. of record in Book 4530, page 97, Register's Office for Davidson County, TN. The said James E. Waters having since died and the property vested in Beverly C. Waters by estate by the entireties.

Beverly C. Waters and Beverly Joy Corbin Waters are one and the same person.

Subject to restrictions of record in Book 4447, page 108 and a[illegible]nded in Book 4447, page 594, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3152 Gwynnwood Drive, Nashville, TN 37207
(House Number) (Street) (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 17th day of July 19 96

Beverly C Waters By Linda S. McPhail Attyn fact
Beverly C. Waters
by Linda S. McPhail by Power of Attorney

recorded simultaneous herewith

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 17, 1996, before me personally appeared Linda S. McPhail to me known to be the person who executed the foregoing instrument in behalf of Beverly C. Waters and acknowledged that she executed same as the free act and deed of said Beverly C. Waters for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 1996.

My Commission Expires

5-24-99

PHILLIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

_____
Notary Public

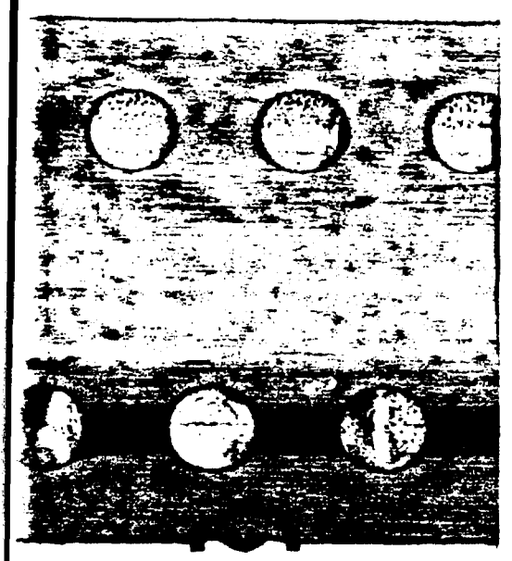
96 JUL 23 AM 11:19
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

02206333

IDENTIFICATION REFERENCE

8216 07/23 0101 03CHECK 127-03





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

RECEIVED OF _____

FOR _____

BOOK 10129 PG 158

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 31925.00
CON TX 118.03
PRFEE 1.00
WDEED 8.00
TOTAL 127.03
CHECK 127.03

07/23/96 01 11:27 0001 8216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206333
IDENTIF. & REFERENCE

96 JUL 23 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065849