BOOK 10318 PG 785

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JERRY WALLER 4412 Waller Road Whites Creek, TN 37189	SAME	Map 119-5 Parcels 124 & 125

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, POTTER RENTALS PARTNERSHIP, a Tennessee General Partnership comprised of Billy R. Potter and Joyce P. Potter (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said JERRY WALLER (the "Grantee"), his heirs, successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows (said Grantor's interest being a one-half undivided interest in said property):

Land in Davidson County, Tennessee, being Lots No. 296 and 395 on the map of Grandview Heights, of record in Book 161, pages 14 and 15; Register's Office for said County.

Said Lot No. 296 fronts 50 feet on the westerly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 395 fronts 50 feet on the westerly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billy R. Potter and Waller Brothers Partnership, a Tennessee general partnership, as tenants in common, by warranty deed of record in Book 9553, page 808, and by quitclaim deed of record in Book 9559, page 508, said Register's Office, with Billy R. Potter having conveyed previously conveyed his interest in the property to Potter Rentals Partnership by quitclaim deed of record in Book 10318, page 783, said Register's Office.

This is improved property known as 2607-2609 Grandview Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said interest in such tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of an interest in said land in fee simple, has a good right to convey it, and the same is unencumbered except for current year real property taxes and except as of record.

Grantor does further covenant and bind itself, its successors, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, representatives, and assigns, against the lawful claims of all

persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of the 1st day of January, 1997.

POTTER RENTALS PARTNERSHIP

BY: _____

Billy R. Potter, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Billy R. Potter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of POTTER RENTALS PARTNERSHIP, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 1st day of January, 1997.

Bettie Jane Clinton
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $120,000.00

Jerry D. Waller
Affiant

Subscribed and sworn before me this 1st day of January, 1997.

Bettie Jane Clinton
NOTARY PUBLIC

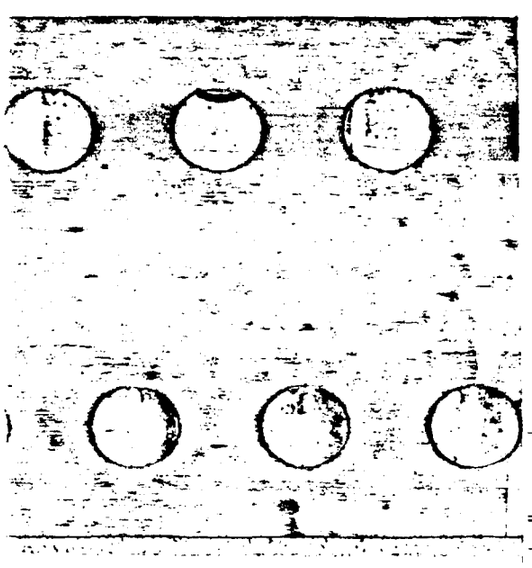
My Commission Expires: 5-23-98

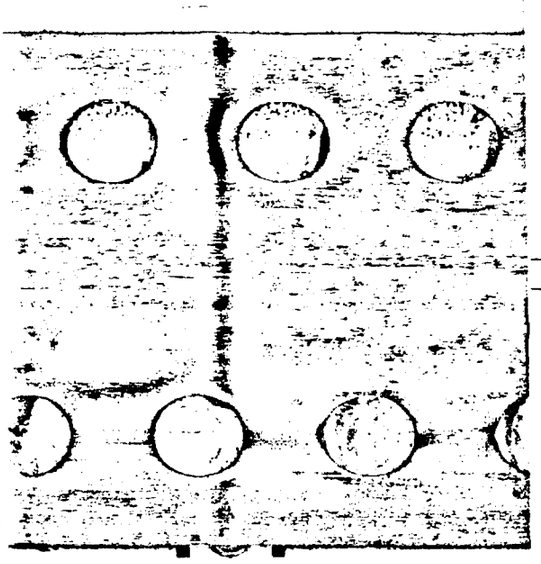
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4534 01/14 0101 03CHECK 457.00

02638896
IDENTIFICATION REFERENCE

97 JAN 14 AM 10:41
FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10318 PG 788

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	120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	457.00
			CHECK	457.00
01/14/97	01		10:41 0001	4534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263896
IDENTIF. & REFERENCE

97 JAN 14 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107044