[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Joseph Fusse]	[Waterstone Mortgage]	[MAP and PARCEL]
[Rose Fusse]	[Attn: Tax Dept.]	[ ]
[2453 Cabin Hill Road]	[ ]	[73-16 50]
[Nashville, TN 37214]	[ ]	[ ]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County ~~Box 278~~)]

WARRANTY DEED

BOOK 10428 PG 676

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Andrew P. Charlton, married**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joseph Fusse and Rose Fusse, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Sunset View Subdivision, Section III, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 90 feet on the southerly side of Cabin Hill Road and runs back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Andrew P. Charlton and wife, Cindy S. Charlton by Deed from Elizabeth Shelton Smith, a widow, of record in Book 8458, Page 7, said Register's Office and by Quitclaim Deed to Andrew P. Charlton from David E. Phillips, Trustee of record in Book 8688, page 823, said Register's Office.

3321 04/25 0101 03CHECK 38.40

This is property with a common address of 2453 Cabin Hill Road, Nashville, TN 37214.

Cindy S. Charlton, spouse of Andrew P. Charlton, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Plan of record in Book 2663, Page 44, said Register's Office, and all matters therein.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $102,000.00]
[Della Gregory]
[Affiant]
[Subscribed and sworn before me this 15th day of April, 1997. Patsi B. Gregory]
[My Commission Expires: 6-13-98 Notary Public]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 6-13-98

0297862

IDENTIFICATION

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10428 PG 677

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **April, 1997**.

Andrew P. Charlton

Cindy S. Charlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Andrew P. Charlton and wife, Cindy S. Charlton,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

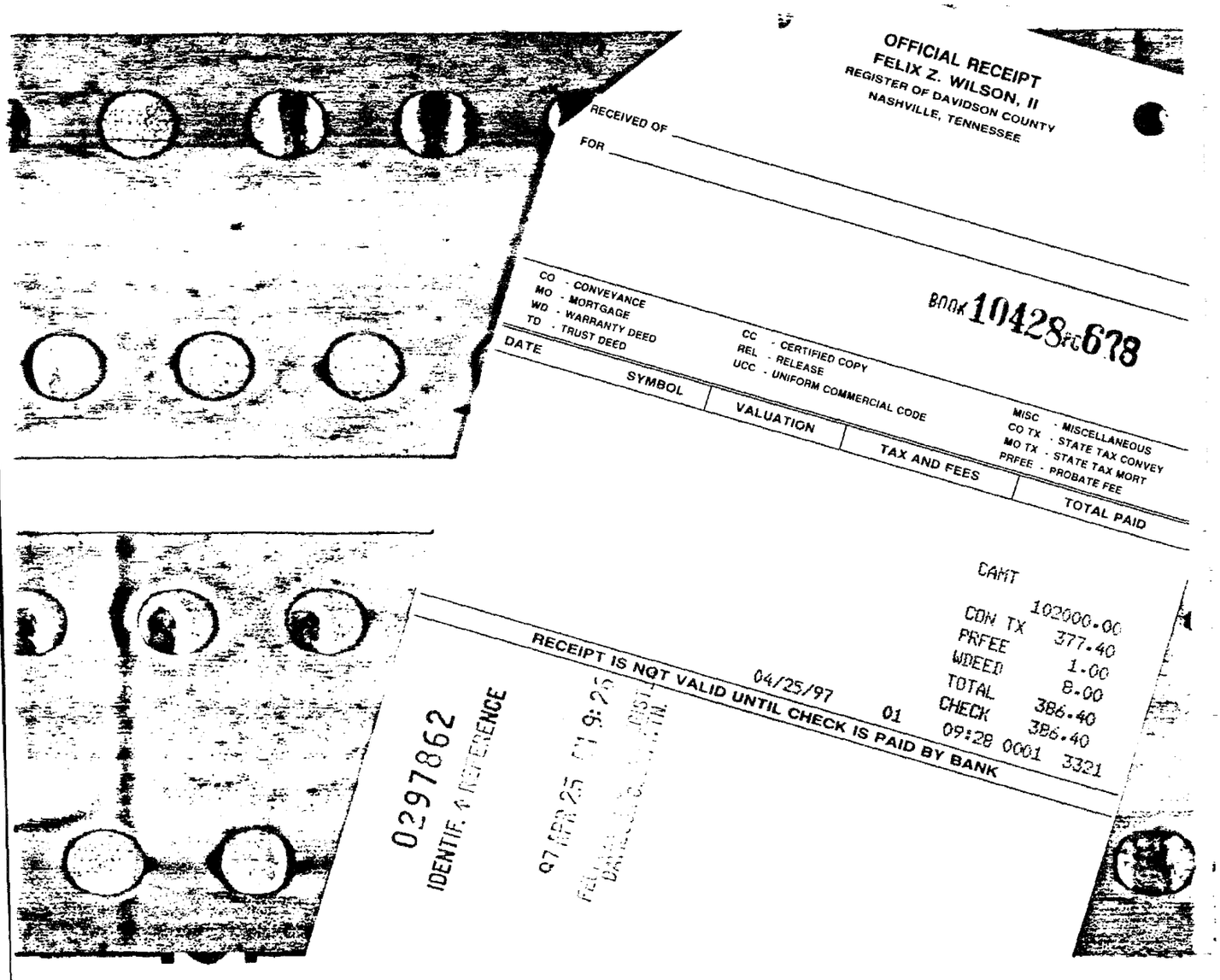
Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **April, 1997**.

Notary Public
My Commission Expires: 6-13-98

File No. 9704-047

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 6-13-98



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

RECEIVED OF

FOR

BOOK 10428 PG 678

CO - CONVEVANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	8.00
TOTAL	386.40
CHECK	386.40

09:28 0001 3321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/25/97 01

0297862
IDENTIF. REFERENCE

97 FEB 25 PM 9:2

No. 1143437