0300660

IDENTIFICATION REFERENCE

PICK-UP

97 MAY -2 AM 11:04

REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: RONALD D. WALLER
SEND TAX STATEMENTS TO SAME 2513 SANTI AVENUE
MAP/PARCEL 081-10-0 113.00 NASHVILLE, TN

BOOK 10439 PG 494

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and as part of the consideration, the grantee herein by executing this deed agrees to assume the indebtedness described in the Deed of Trust of record at Book 6513, page 971, Register's Office for Davidson County, Tennessee, from John Page and wife, Shirley J. Page, to C. Edward Coomer, Trustee, to secure a promissory note payable to Howard B. Moore in the original principal sum of $24,000.00, I, JOHN PAGE, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto the said RONALD D. WALLER, a single person, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

BEING LOT NUMBER FORTY-ONE (41) on the Map of Cobb's Subdivision of Lot No. 6 of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

SAID Lot No. 41 fronts 50 feet on the southerly side of Rose, formerly Yarbrough Street (now Santi Avenue), and runs back between parallel lines 150 feet to an alley.

AND BEING the same property conveyed to John Page and wife, Shirley J. Page by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 6513, page 968, Register's Office for Davidson County, Tennessee. Shirley J. Page having since died leaving John Page as tenant by the entirety.

THIS DEED is prepared from information of prior deed furnished by Grantor.

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the

said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

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.

WITNESS MY HAND, this the 12th day of August, 1995.

JOHN PAGE (GRANTOR) — RONALD D. WALLER (GRANTEE)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, John Page and Ronald D. Waller, with whom I am personally acquainted (or proved to me on 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 the 12th day of August, 1995.

MY COMMISSION EXPIRES: Jan 1996

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property, (whichever is greater) is $18,420.00.

AFFIANT 5/2/97

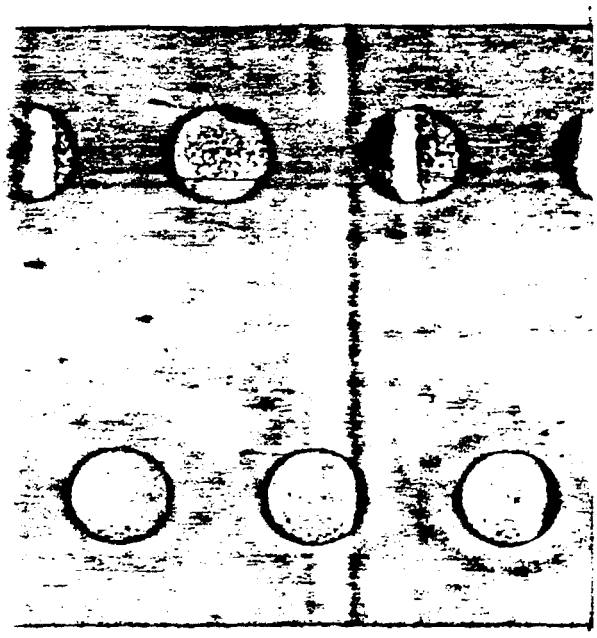
my commission expires 1/24/98

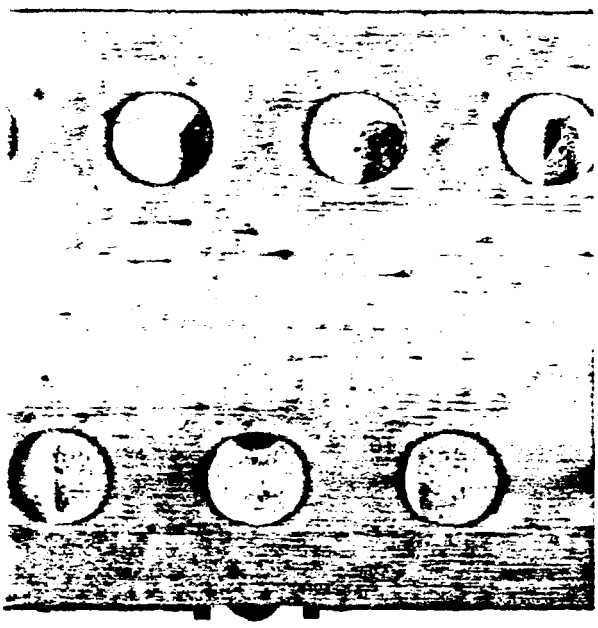
Sworn to and subscribed before me, this the 12th day of August, 1995.

MY COMMISSION EXPIRES: Jan 1996

NOTARY PUBLIC

6365 05/02 0101 03CHECK 77.16





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 496

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 18420.00
CON TX 68.16
PRFEE 1.00
WDEED 8.00
TOTAL 77.16
CHECK 77.16

05/02/97 01 11:10 0001 6365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300660
IDENTIF. & REFERENCE

97 MAY -2 AM 11:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1146444