BOOK 10490 PG 329

Mail

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill Drive
Suite 114
Nashville. TN 37211

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Tom C. Essary and wife, Kathleen M. Essary** , (hereinafter referred to as "Grantor(s)") has this day bargained and sold and do hereby transfer and convey unto **Kyle Waites, a single man,** (hereinafter referred to as "Grantee(s)"), their heirs and assigns, forever, that certain parcel of real estate located in Davidson County. State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person(s), whomsoever.

Witness our hands this 10th day of June, 1997.

Tom C. Essary
Tom C. Essary

Kathleen M. Essary
Kathleen M. Essary

97 JUN 12 AM 9:47
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

03 15276
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tom C. Essary and wife, Kathleen M. Essary**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this ~~10th~~ day of June, 1997

Lola A. Taylor
Notary Public

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 02-22-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of June, 1997.

Notary Public

My Commission Expires: 02-12-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 78, Group Parcel 30.11

ADDRESS NEW OWNER:	SEND TAX BILLS TO:
300 Paragon Mills Road Nashville, TN 37241	Saxon Mortgage Company 4880 Cox Road Glen Allen, VA 23060

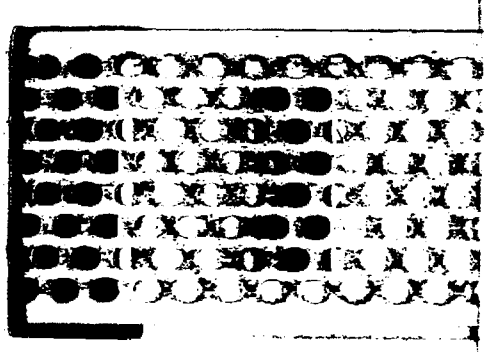
2327 06/12 0101 03CHECK 316.40

Exhibit "A"

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. 13 on the Plan of Greenwood Hills of record in Plat Book 3106, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tom C. Essary and wife, Kathleen M. Essary by Warranty Deed from Stephen D. Thurman, dated April 17, 1996 and recorded April 18, 1996, in Book 10020, page 258, Register's Office for Davidson County, Tennessee.



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

BOOK 10490 PG 332

RECEIVED OF _____

FOR _____

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 12.00
TOTAL 316.40
CHECK 316.40

06/12/97 01 09:46 0001 2327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03152?6
IDENTIF. ↑ REFERENCE

97 JUN 12 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1162227