BOOK 10755 PG 639

#7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC
(AFFIX SEAL) STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Waller (NAME)	(NAME)	MAP 29
P.O. Box 248 (ADDRESS)	Same (ADDRESS)	PARCELS 75, 76
Joelton, Tn, 37080-0248 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 370

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, Charles William Zimmerle and wife, Lillian Jenell Zimmerle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Waller

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:

TRACT: I

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 7 of the Charles P. Zimmerle lands, deceased, as set out in the cause of Addie Forte vs. Rose Bennett et al, under Rule No. 54819 of the Chancery Court for Davidson County, Tennessee, and of record in Plan Book 3, page 28, of the Chancery's Court Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of State Highway No. 112, the common corner of Tracts Nos. 6 and 7, thence with the dividing line between Tracts Nos. 6 and 7, South 3 degrees 50 minutes West 412.5 feet to a point in the center of Gray Point Road, the common corner of Tracts Nos. 6 and 7; thence with the center of Gray Point Road, North 52 degrees, East 234 feet to a point, the corner of Tracts Nos. 7 and 8; thence with the dividing line between Tracts Nos. 7 and 8, and with the center of Gray Point Road, North 44 degrees, east 162.8 feet to a point in the South margin of Highway 112, the common corner of Tracts Nos. 7 and 8; thence with the southerly margin of State Highway No. 112, North 63 degrees West 315 feet to the point of beginning, containing 1.22 acres, more or less, which includes all of Map 29, Parcel 76, Field Book #14D5940 and Map 29, Parcel 75, Field Book #14D5960, as shown in the Tax Assessor's Office for Davidson County, Tennessee.

Included in the above description but excluded from this transfer is the right of way heretofore deeded to the Davidson County Highway Department of Davidson County, Tennessee.

CONTINUED

This is improved (X) unimproved ( ) property, known as Clarksville Highway, Joelton, TN 37080
(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 our hand s this 9th day of January 19 98

Charles William Zimmerle

Lillian Jenell Zimmerle

First Data Systems, Inc. 1-800-626-5427

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Charles William Zimmerle by deed from Homer Dowlen Zimmerle, of record in Book 5300, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement for Right-of-Way of Gray Point Road.

TRACT: II
LAND in Davidson County, Tennessee, BEGINNING at an iron pin in the South margin of U. S. Highway 41-A, the same being Zimmerle's Northwest corner and the Northeast corner of this tract; thence with Zimmerle's West line, South 03 degrees 06 minutes 35 seconds West 353.35 feet to an iron pin in the Northeast corner of a 1.475 acre tract retained by Grantor; thence with the north line of said 1.475 acre tract, North 54 degrees 55 minutes 15 seconds East 147.36 feet to an iron pin, Elliott's Southeast corner; thence with Elliott's East line, North 02 degrees 28 minutes 11 seconds East 340.03 feet to an iron pin in the South margin of said Highway; thence with the South margin of said Highway, South 60 degrees 13 minutes 34 seconds East 144.14 feet to the beginning, containing 1.007 acres, more or less, according to a survey by Tommy E. Walker, R.L.S. Tennessee No. 1465, Post Office Box 495, Ridgetop, Tennessee 37152, dated February 7, 1996, which includes Map 29, Parcel 370, Field Book #14D52648, as shown in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Zimmerle and wife, Lillian Jenell Zimmerle by deed from Faye Willis, a widow, of record in Book 10022, Page 783, Register's Office for said County.

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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 Charles William Zimmerle and wife, Lillian Jenell Zimmerle

the bargainor S, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 9th day of January, 1998.

Commission expires 1-27-99

Notary Public

NICKIE R. [illegible] NOTARY PUBLIC STATE OF TENNESSEE

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

0389542
IDENTIFICATION REFERENCE

98 JAN 12 PM 4:06
FELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1407 01/12 0101 03CHECK 290.50

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

RECEIVED OF _____

FOR _____

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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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

01/12/98 01 16:05 0001 1407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389542
IDENTIFICATION REFERENCE

98 JAN 12 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1242062