BOOK 10765 PG 570

3

STATE OF TENNESSEE
COUNTY OF Davidson

2538-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 98.

Notary Public

MY COMMISSION EXPIRES: Oct. 17, 1998

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jeffrey Alan Waters	America's Wholesale Lender	051-15-011.00
(NAME)	(NAME)	
4603 Saunders Avenue	4500 Park Granada	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Calabasas, CA 91302-1613	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Thelma R. Harris, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan Waters, a married person

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Gra-Mar Acres, Section 2, First Addition, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 123.12 feet on the westerly margin of Saunders Avenue and extends back 290.04 feet on the northerly line and extends back 160 feet on the southerly line to a dead line in the rear, measuring 175.10 feet thereon.

BEING the same property conveyed to Thelma R. Harris, Unmarried by deed from James T. Hutchison, Jr., filed of record in Book 9202, page 697, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4603 Saunders Avenue, Nashville, TN 37216

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 her hand this 14th day of January, 19 98.

4646 01/22 0101 03CHECK 401.20

Thelma Russell Harris
Thelma R. Harris

98 JAN 22 PM 2:54
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

0392537

2538-H

BOOK 10765 PG 871

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Thelma R. Harris, Unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 14th day of January, 19 98.

My commission expires 7.24.99

Dorothy S. Potts
Notary Public

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires JULY 24

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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 872

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	
				106000.00
			CON TX	392.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	401.20
			CHECK	401.20
01/22/98	01		15:02 0001	4646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392537
IDENTIF. & REFEREN .CE
98 JAN 22 PM 2:54
REGISTER
DAVIDSON COUNTY, TN.

No. 1245264