BOOK 11030 PAGE 551

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Roy C. Forkum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 1998.

Notary Public
MY COMMISSION EXPIRES: June 19, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 128, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Forkum	**New Owner**	Map 53-6A
(NAME) 2180 Riverway Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 79
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MARY LISA JAMES MILLER (NOW TRABUCCO) AND HUSBAND, ERNEST ERIC TRABUCCO, JR., hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ROY C. FORKUM AND WIFE, DEANA D. FORKUM , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

MAIL ENV.

98 JUL 22 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 046539.98

unimproved ( )
This is improved(X) property, known as 2180 Riverway Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 14th day of July, 1998.

Mary Lisa James Miller Trabucco
Mary Lisa James Miller Trabucco

Ernest Eric Trabucco, Jr.
Ernest Eric Trabucco, Jr.

By: Mary Lisa James Miller Trabucco
Mary Lisa James Miller Trabucco, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 14th day of July, 1998, before me, the undersigned authority, personally appeared Mary Lisa James Miller Trabucco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Ernest Eric Trabucco, Jr. and is authorized to execute this instrument on his behalf by virtue of an instrument of record in Book 11030, page 549, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 14th day of July, 1998.

Commission expires: 6/19/99

Notary Public

EXHIBIT A

Being Lot No. 79 on the Plat of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mary Lisa James Miller (now Trabucco) by Quitclaim Deed of record in Book 10083, page 562; see also Deed of record in Book 9774, page 902; both of the Register's Office of Davidson County, Tennessee.

Subject to Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540; Declaration of Covenants, Conditions and Restrictions in Book 8694, page 216 and restated in Book 8699, page 462; easement for right-of-way of record in Book 2024, page 225; easement for sewer in Book 1717, page 30; charter of Waterford Community Association, Inc. in Book 8711, page 701; By-Laws of Waterford Community Association, Inc. in Book 8715, page 583; conveyance of common areas to Waterford Community Association, Inc. in Book 8715, page 590; any and all matters as shown on plat of record in Plat Book 7900, page 412; of the Register's Office of Davidson County, Tennessee.

6695 07/22 0101 03CHECK 516.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11030 PAGE 553

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	136500.00
CON TX	505.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	516.05
CHECK	516.05

07/22/98 01 13:01 0001 6695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465398
IDENTIF. ↑ REFERENCE
98 JUL 22 PM 12:58
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1322358