BOOK 11096 PAGE 212

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN & GREENE, PLLC, 10 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frederick J. Robinson (NAME) | Pacific American Mortgage,A Unit (NAME) | MAP 51-6 |
| 1103 South Graycroft Aveune (ADDRESS) | 5520 LBJ Freeway, Suite 200 (ADDRESS) | PARCEL 19 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Dallas, Texas 75240 (CITY) (STATE) (ZIP) | |

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, James Edwin Waller and wife, Faye Giles Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick J. Robinson and wife, Lauverta Sue Robinson

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 the southerly part of Lot No. 2 on the Plan of Pleasant Acres, Section One, as of record in Book 2133, page 60, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Richad Omohundro, Engineer, dated April 12, 1968, as follows:

Beginning on the easterly margin of Graycroft Avenue, at the common corner of Lots Nos. 1 and 2 od=f said Subdivision; thence with the line between said lots easterly 325 feet to a point; thence north 3 deg. 46' 31" east 118.16 feet to a point; thence south 66 deg. 34' west 67.3 feet; thence south 78 deg. 36' west 125.4 feet; thence north 87 deg. 02' west 144 feet, more or less, to a point in said margin southerly 124.83 feet to the point of beginning.

Being the same property conveyed to James Edwin Waller and wife, Faye Giles Waller and A Life Estate retained by Anna M. Giles by deed from Charles A. Carter, Jr. and wife, Madriene G. Carter, of record in Book 4269, Page 829, Register's Office for said County. The said Anna M. Giles having since died.

0483459

IDENTIFICATION REFERENCE

98 SEP -2 PM 2:50

REGISTER DAVIDSON COUNTY, TN.

6015 09/02 0101 03CHECK 610.03

unimproved ( )
This is improved ( X ) property, known as 1103 South Graycroft Aveune, Madison, TN 37115
(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 31st day of August 19 98

James Edwin Waller

Faye Giles Waller


DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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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 James Edwin Waller and wife, Faye Giles Waller

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 31st day of August, 19 98

Commission expires 11-27-99

Bertie J. Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

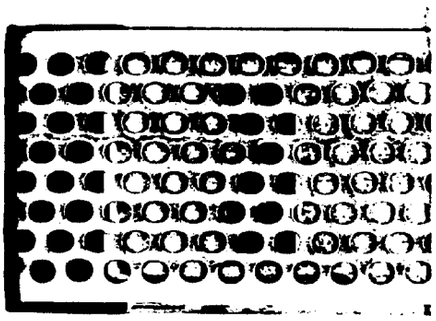
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be t_____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the s_____ as such _____, and attesting the same by the said _____ as such _____.

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

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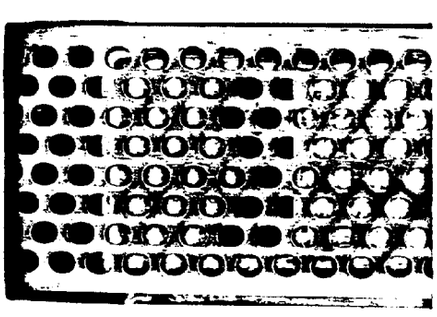
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | |
| | 161900.00 |
| CON TX | 599.03 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 610.03 |
| CHECK | 610.03 |

09/02/98 01 14:52 0001 6015

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



048459

98 SEP -2 PM 2:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1341458