RECORD AND RETURN:
Saturn & Mazer
File Box "7" (37557)

File Box 9B
First Title & Escrow

#16211

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11325 PAGE 162

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES W. WAUGH, JR. (NAME)	NEW OWNER (NAME)	Map 157-8-A
19 Middleton Park Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 21.00 Co.
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7D41129

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, C. DALE ALLEN AND WIFE, JULIE ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. WAUGH, JR. AND WIFE, BELINDA C. WAUGH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 on the Plan of Amended Lots 21 and 22 Middleton, as of record in Plat Book 8250, page 587, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C. Dale Allen and wife, Julie Allen by deed from Robin W. Porder, Trustee, and Robin Hicks Porter (now Dahl) individually of record in Book 9994, page 690, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 10714, page 744; and (3) All matters appearing on the Plan of record in Plat Book 8250, page 587, said Register's Office.

0544669
IDENTIF. ↑ REFERENCE

99FEB-3 PM 1:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1203 02/03 0101 03CHECK 4821.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX property, known as 19 Middleton Park Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of February, 19 99

C. Dale Allen
C. DALE ALLEN

Julie Dobbs Allen
JULIE ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11325 PAGE 163

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. DALE ALLEN AND WIFE, JULIE ALLEN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of February, 1999.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires SEPT. 23, 2000

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1999.

MY COMMISSION EXPIRES: _____ Notary Public
(AFFIX SEAL)

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

C. DALE ALLEN AND WIFE,
JULIE ALLEN

TO

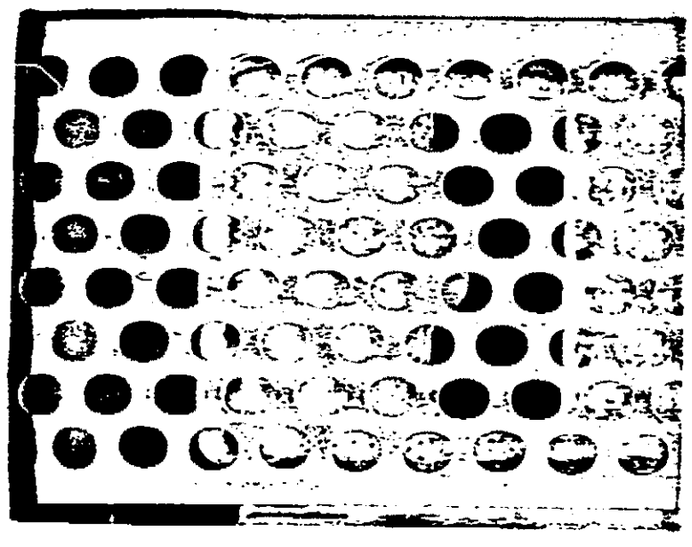
JAMES W. WAUGH, JR. AND
WIFE, BELINDA C. WAUGH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

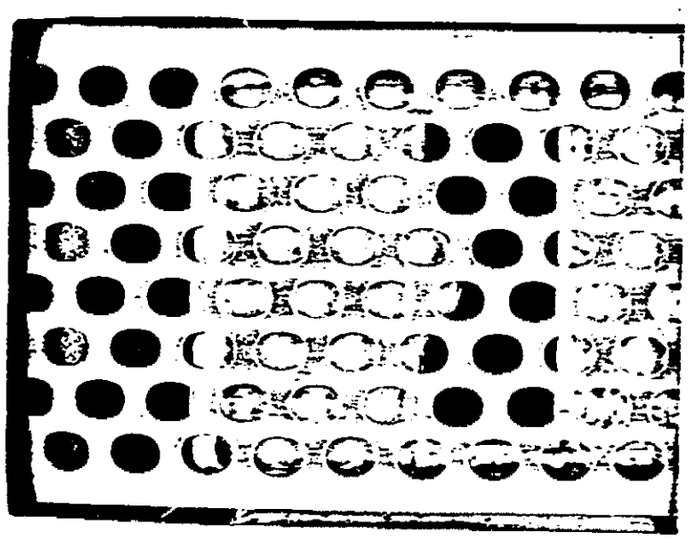


RECEIVED OF _____

FOR _____

BOOK 11325 PAGE 164

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0544669
IDENTIF. & REFERENCE

99FEB-3 PM 1:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1300000.00
CON TX	4810.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	4821.00
CHECK	4821.00

02/03/99 01 13:16 0001 1203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420548