Box 28

49020SJ

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11476 PG. 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00.

David W. Waldron
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May, 19 99

P. Lewis Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DAVID WALDRON (NAME)	FT Mortgage Companies (NAME)	75-2 (Part)
3008 Melvin Road (ADDRESS)	P.O. BOX 781639 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75378 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we KENNETH WAYNE WHITTLE, WILLIAM THOMAS WHITTLE, STEVE ALLEN WHITTLE, BARBARA ANN EDWARDS AND EVELYN RUTH BOCKRATH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DAVID WILLIAM WALDRON AND WIFE, ANNA WALDRON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson & Wilson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

WILSON COUNTY, TENNESSEE
Received for recording the 5 day of MAY, 1999 at 8:00 AM
Notebook 35 page 207
REC. FEE $ 12.00 REC# 49203-2
STATE TAX $ 69.53 BRENDA WHITE
REG. FEE $ 1.00 Deputy Register
COMP. FEE $ 2.00
RECORDED IN Reel BK 463 PG 2
JOHN B. SPICKARD, REGISTER OF DEEDS

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF ANY OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

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

99 MAY 12 PM 2:38

IDENTIFICATION REFERENCE

0586289

unimproved ( )
This is improved (X) property, known as 3008 Melvin Road - Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of May, 19 99.

Kenneth Wayne Whittle
KENNETH WAYNE WHITTLE

William Thomas Whittle
WILLIAM THOMAS WHITTLE

Steve Allen Whittle
STEVE ALLEN WHITTLE

Barbara Ann Edwards
BARBARA ANN EDWARDS

Evelyn Ruth Bockrath

2

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KENNETH WAYNE WHITTLE, WILLIAM THOMAS WHITTLE, STEVE ALLEN WHITTLE, BARBARA ANN EDWARDS AND EVELYN RUTH BOCKRATH, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3rd day of May, 1999.

My Commission expires:
9/28/2002

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

Exhibit "A"

Tract No. 1: A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, and in the 25th Civil District of Wilson County, Tennessee, the same being more particularly described according to an unrecorded survey by John D. ("Doug") McCormick, Tennessee Registered Land Surveyor, dated August, 1976, as follows:

Beginning at an iron pin in the northerly line of the old Cora Benson Property, of record in Book 225, page 95, Register's Office for Wilson County, Tennessee, common corner to an old gravel road, and said point also being the southeasterly corner of the property herein described; thence North 4 degrees 40 minutes East 874.5 feet to an iron pin at the northeasterly corner of the tract herein described;

Thence North 87 degrees 00 minutes West 548.25 feet to an iron pin in the old Clarence Crowder (easterly) line (Book 2798, page 201, RODC, TN), said point also being the northwesterly corner of this Tract; thence with the old Crowder line South 4 degrees 40 minutes West 874.5 feet to an iron pin in the old Benson line, the southwesterly corner of this Tract; thence with Benson and the road South 87 degrees 00 minutes East 548.25 feet to the point of beginning, and containing by estimation 11.01 acres, more or less.

Said tract is also described as being a part of Lot No. 6 on the Plan of the lands of Hollis Hager's Estate, of record in Plan Book 1, page 54, Chancery Court at Nashville.

Being the same property described as Tract 1 in the deed to Kenneth Wayne Whittle etal, recorded in Book 9624, page 796, in the Register's Office for Davidson County, Tennessee, and in Book 440, page 371, in the Register's Office for Wilson County, Tennessee.

There is reserved, along the eastern portion of the above described property, a 30 foot non-exclusive easement for ingress and egress, & utilities described as follows:

Beginning at the southeastern corner of the tract conveyed by this deed, in the northerly line of the Melvin Road Subdivision of record in Plat Book 8250, page 168, Register's Office for Davidson County, Tennessee; thence, along the easterly line of the above described property, North 4 degrees 40 minutes East, 874.5 feet to a point, the northeasterly corner of this easement and of the above described tract; thence, along the northerly line of the above described property, North 87 degrees 00 minutes West, 30.00 feet to a point; thence, South 4 degrees 40 minutes Weststst, 874.5 feet to a point in the northerly line of the Melvin Road Subdivision; thence South 87 degrees 00 minutes East, 30.00 feet to the point of beginning.

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