FORM NO WD-1

BOOK 11534 PAGE 682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$109,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES 3-22-2001
(AFFIX SEAL)

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 OLD LEBANON ROAD, NASHVILLE, TN 37214-2422
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL WALDRON, et ux,	SAME	95-1/1
MARCIA RAMIREZ WALDRON (NAME)	(NAME)	
2114 Guaranty Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (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, SHEILA A. BIGGERSTAFF, ANGELA L. RUSSELL, JOHN A. LITCHFORD, and CARL R. LITCHFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL WALDRON and wife, MARCIA RAMIREZ WALDRON

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:

J695 0610 0101 03CHECK 414.30

LAND in Davidson County, Tennessee, being Lot No. 164 on the Map of Donelson Hills, Section II, as of record in Book 2330, Page 86, Register's Office for said County, to which Map reference is made for a more detailed description.

BEING the same property conveyed to JOHN A. LITCHFORD, SR. and wife, SHIRLEY N. LITCHFORD by deed from J.S. GLEASON, JR. of record in Book 3769, Page 289, Register's Office for Davidson County, Tennessee. The said JOHN A. LITCHFORD, SR. having predeceased SHIRLEY N. LITCHFORD and the said SHIRLEY N. LITCHFORD having died testate in Davidson County, Tennessee, on January 14, 1999, leaving said property to her four children, SHELIA A. BIGGERSTAFF, JOHN A. LITCHFORD, ANGELA L. RUSSELL and CARL R. LITCHFORD by Will of record in Will Book 225, Page 127, Probate Court Clerk's office for said County, SHIRLEY N. LITCHFORD and SHIRLEY A. LITCHFORD are one and the same person.

99 JUN 18 PM 2:39

REGISTER
DAVIDSON COUNTY, TN.

WE HAVE A REFERENCE

060 01637

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

unimproved ( )
this is improved (X) property, known as 2114 Guaranty Drive, Nashville, TN 37214
(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 hands this 3rd day of June, 19 99

Shelia A. Biggerstaff
SHELIA A. BIGGERSTAFF

John A. Litchford
JOHN A. LITCHFORD

Angela L. Russell
ANGELA L. RUSSELL

Carl R. Litchford
CARL R. LITCHFORD

BOOK 11534 PAGE 683

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHELIA A. BIGGERSTAFF, JOHN A. LITCHFORD, ANGELA L. RUSSELL and CARL R. LITCHFORD, and SHELIA A. BIGGERSTAFF, Executrix of the Estate of Shirley A. Litchford, deceased, the bargainors, 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 Nashville, Tennessee, this 3rd day of June, 1999.

Commission Expires 3-24-01

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
SHELIA A. BIGGERSTAFF, JOHN A. LITCHFORD, ANGELA L. RUSSELL, and CARL R. LITCHFORD, and SHELIA A. BIGGERSTAFF, Executrix of the Estate of Shirley A. Litchford, deceased

TO
MICHAEL WALDRON and wife, MARCIA RAMIREZ WALDRON

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11534 PAGE 684

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

99 JUN 18 PM 2:39

0601637

IDENTIF. & REFERENCE

CHRT
109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 414.30
CHECK 414.30
6/18/99 01 14:42 0001 1695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480267