WARRANTY DEED

BOOK 11742 PAGE 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES 11-30-02
(AFFIX SEAL)

Maj **THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Steven G. Waters, Trustee	Same as new owner	118-10-79
(NAME)	(NAME)	
1000 Northchase Dr. Suite 100		16DA 03130
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(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 Allen Waters, Robert Glenn Waters and Edward Odell Waters, Heirs-at-law of Frances H. Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Waters, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

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:

BEING the westerly part of Lot No. 47 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, described according to a survey by T. M. Sanford Surveyor, dated November 22, 1958, as follows:

BEGINNING at a point in the north margin of Woodmont Boulevard at a cross cut on a rock in the center line of Brown's Creek, being in the easterly line of the property known as Woodmont Terrace; thence down said creek partly along the bank thereof, and along the east line of the Woodmont Terrace property, northeasterly 503 feet to an iron pin in the southerly margin of the Old Glendale carline right-of-way; thence with the margin of the same southeasterly 77 feet to a point at the corner of Lots Nos. 47 and 48, being the north corner of the property conveyed to Louise Halloran by deed of record in Book 2860, page 339, said Register's Office; thence with her west line south 17° west 448.6 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same north 84° 23' west 126 feet to the point of beginning.

Being the same property conveyed to James D. Farmer and wife, Frances H. Farmer by deed from Clayton B. Bracey, unmarried of record in Book 5208, page 906, Register's Office, Davidson County, Tennessee. The said James D. Farmer

CONTINUED

unimproved ( )
This is improved (X) property, known as 912 Woodmont Boulevard, Nashville, Tennessee 37204
(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 4th day of November, 1999

James Allen Waters

Robert Glenn Waters

Edward Odell Waters

11/15 0101 03CHECK 348.00

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
11/15/99 9:26 AM
RECORDED IN OFFICE

00057147

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 Allen Waters, Robert Glenn Waters and Edward Odell Waters, Heirs-at-law of Frances H. Farmer

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 4th day of November, 1999.

Commission expires 11-30-02

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 the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

predeceased the said Frances H. Farmer who has since died intestate on February 2, 1997, leaving her three children, the said James Allen Waters, Robert Glenn Waters and Edward Odell Waters as her sole surviving heirs at law.

See Affidavit of Heirship being recorded simultaneously herewith.

Subject to Agreement for Dedication of Easement for Browns Creek Flood Control Project of record in Book 7928, page 342, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

This conveyance is subject to a deed of trust of record in Book 5184, page 680, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11742 PAGE 378

06071147

...ERENCE

99 NOV 15 PM 9:27

...TH

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

11/15/99 01 09:28 0001 1056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538740