BK 3647

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1003 Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create Tenancy by the entirety

We, O. L. Waggoner and wife Edna Waggoner

have bargained and sold, and by these presents do hereby transfer and convey unto Richard G. Waggoner, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land lying and being in the 3rd Civil District of Davidson County, Tennessee and described as follows, to wit:

Beginning at a stone at the margin of Elm Hill Pike (formerly Chicken Pike) at the Southwest Corner ol land now owned by Goss, formerly owned by Albert Yoest thence North 1 1/4 degree east with Goss's line 126 poles to Wm. Ridley's line; thence with Ridley's line North 81 degrees West 83.4 poles to a stone in Castleman's and Lehy's line; thence South 2 degrees west with Lehy's and Bryant's line 127.5 poles to Elm Hill Pike (formerly Chicken Pike or Stone River Pike) thence with said Pike eastwardly 78.8 poles to the beginning, containing 66 1/2 acres, more or less. Being the same property conveyed to O. L. Waggoner by deed of record in Book 1019 page 335 Register Office for said County. Included in the above described property but excluded therefrom is the property conveyed to Richard G. Waggoner et ux by deed recorded Book 3569 page 5 RODCT. And to the State of Tennessee for a highway.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Richard G. Waggoner, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, O. L. Waggoner and wife Edna Waggoner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard G. Waggoner, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Richard G. Waggoner, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto O. L. Waggoner and wife Edna Waggoner, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said O. L. Waggoner and wife Edna Waggoner, their heirs and assigns, forever.

And I do covenant with the said O. L. Waggoner and wife Edna Waggoner, that I Richard G. Waggoner am lawfully seized and possessed of said land and have a good right to convey it.

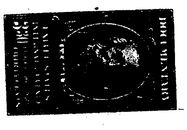
And I, Richard G. Waggoner, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said O. L. Waggoner and wife Edna Waggoner, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of November, 1963.

O. L. Waggoner

Edna Waggoner

Richard G. Waggoner, Trustee.



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