BOOK 3786 PAGE 779

STATE TAX $ .75
PROBATE .50
TOTAL $ 1.25

JUL 6 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 6 1964
CC

WARRANTY DEED

FROM

Walter C. Waggoner

TO

Margaret Sarah (Sewell) Waggoner

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this ___ day of ___ A.D. 19__
at 0 o'clock ___ M.,
Noted in Book ___ Page ___
Recorded in Book 3 2 Page 2 2 2
Recording Fee $ 4 0

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

By ___ Comm'l Register

Dept. Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of One and No/100- - - - - - - - - - - - - - (\$1.00)- DOLLARS

and other valuable consideration, and the assumption of the incumberances on the following described property by Margaret Sarah Waggoner, and as a property settlement of all my liabilities to Margaret Sarah Waggoner in the case of Margaret Sarah (Sewell) Waggoner vs. Walter Castleman Waggoner, and being No. 38469 of the Fourth Circuit Court of Davidson County, Tennessee. This settlement is in lieu of alimony and may be made a part of any Divorce Decree and treated as alimony and same in no way relieves Walter C. Waggoner from liability for the care and support of Gary Castleman Waggoner, their minor son.

I, Walter C. Waggoner, do hereby convey any and all interest I have as an estate by the entirety with my wife, Margaret Sarah Waggoner and any and all interest therein, and do quit any interest and

have bargained and sold, and by these presents do transfer and convey unto the said

Margaret Sarah Waggoner

and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described partly according to a copy of a survey made August 24, 1956, by Wm. Collier Parrish Associates, Engineers, as follows:

Beginning at a point in the center line of Smith Springs Road, said point being the northeast corner of the property conveyed to L. Goodson and wife, by deed of record in Book 2593, page 205, Register's Office, Davidson County, Tennessee, and being the northwest corner of the property belonging to Walter C. Waggoner and wife, Margaret Sara Waggoner; thence leaving said road south 19 deg. west 251 feet along a fence line to the center line of an old road; thence with the center line of said old road 45 feet; thence north 19 deg. east 251 feet, more or less, to the center line of Smith Springs Road; thence sout 57 deg. east 45 feet to the point of beginning.

Being part of the same property conveyed to L. Goodson and wife, Mary Frances Goodson, by deed from G. W. Thornton, et als, of record in Book 2593, page 205, Register's Office, Davidson County, Tennessee.
Also the same property conveyed to Walter C. Waggoner and wife, Margaret Sara Waggoner, by deed from L. Goodson and wife Mary Frances Goodson, of record in Book 3310, page 525, R.O.D.C. Tennassee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Sarah (Sewell) Waggoner her heirs and assigns, forever.

And I do covenant with the said Margaret Sarah (Sewell) Waggoner that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, ~~and the same is unencumbered~~ subject to the incumberances now on the property.

And I, Walter C. Waggoner do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Sarah Waggoner heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22 day of May, 1963

Walter C Waggoner

Margaret Sarah Waggoner

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Joseph L. Lackey, a Notary Public in and for said County and State, the within named Walter C. Waggoner and Margaret Sarah Waggoner

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 19 63

Commission Expires 9/4/1966 Joseph L. Lackey, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

STATE OF _____
_____ County

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

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

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

Commission Expires _____, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

CORPORATE ACKNOWLEDGMENT
(For Use of Corporations Only)

STATE OF _____
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 {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, 19____

My commission expires _____ Notary Public

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.