Buford Waggoner BOOK 3833 PAGE 554 Map 96-11 Par. 156

WARRANTY DEED 615 Paces Ferry Dr - ATTORNEYS 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 an estate in fee simple in the name of Buford D. Waggoner

We, Buford D. Waggoner, Sr., and Evelyn P. Waggoner

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

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 119 fronts 77 feet on the east side of Paces Ferry Drive and extends back 172 feet on the south line and 115.2 feet on the north line, to a dead line in the rear, which is a broken line, measuring 111.1 feet thereon.

Being the same property conveyed to Buford D. Waggoner, Sr., and wife, Evelyn P. Waggoner, by deed from Hickory Bend Construction Company, Inc., of record in Book 3437, page 69, Register's Office for Davidson County, Tennessee.

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

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

And we, Buford D. Waggoner, Sr., and Evelyn P. 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 Theodore Hudson, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Theodore Hudson, 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 Buford D. Waggoner

his 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 Buford D. Waggoner, his heirs and assigns, forever.

And I do covenant with the said Buford D. Waggoner, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Theodore Hudson, 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 Buford D. Waggoner, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17 day of November, 1964.

Buford D. Waggoner Sr.
Buford D. Waggoner, Sr.

Evelyn P. Waggoner
Evelyn P. Waggoner

Theodore Hudson
Theodore Hudson Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bettye Lou King, a Notary Public in and for said County and State, the within named, Buford D. Waggoner, Sr., & Evelyn P. 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 17 day of November, 1964.

Bettye Lou King
Notary Public.

My commission expires: July 26, 1967.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bettye Lou King, a Notary Public in and for said County and State, the within named Theodore Hudson, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of November, 1964.

Bettye Lou King
Notary Public.

My commission expires: July 26, 1967.

Deed

From: Buford D. Waggoner, Sr., & Evelyn P. Waggoner
to: Theodore Hudson Trustee.

AND

From: Theodore Hudson Trustee.
to: Buford D. Waggoner

58867

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 17 3 47 PM

NOTED: BOOK 11D PAGE 225
RECORDING FEE $ 2.25
DEP. REG.

Published by
Attorneys Title Company
NASHVILLE, TENNESSEE

STATE TAX $ 4.73
PROBATE .50
TOTAL $ 5.23

NOV 17 1964

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

PAID NOV 17 1964

CT