WARRANTY DEED

BOOK 4203 PAGE 208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES EDWARD WAGGONER ET UX	United Mortgagee Serv.Corp.	Map 52-2
(NAME): 337 Hillcrest Drive	(NAME): 3200 Pacific Avenue	Par. 248
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tenn.37115	(STREET ADDRESS): Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration the Grantees, hereinafter named, assume and promise to pay the unpaid balance of a note dated August 4, 1965, in the original principal amount of $12,000.00, payable according to the terms and conditions thereof, we, Ralph Wayne Barnes and wife, Sandra B. Barnes,

have bargained and sold, and by these presents do transfer and convey unto the said James Edward Waggoner and wife, Elizabeth Ann Waggoner, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, August 13, 1953, and by Hal R. Swann, Jr., Surveyor, June 17, 1965, as follows:

BEGINNING at a point in the easterly margin of Hillcrest Drive, 379.5 feet north of an iron pin in the easterly margin of said Drive, at the beginning of a curve at the intersection of said Drive, and Neely's Bend Road, and said beginning point being 110 feet north of the northerly line of Rainbow Terrace Section II-A and II-B, of record in Book 1835, Page 85, Register's Office for Davidson County, Tennessee; thence easterly 347.56 feet to a point, which is 421.4 feet northerly from the northerly margin of Neely's Bend Road; thence northwardly 117.1 feet to a point; thence westwardly 354.54 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same, southwardly 117 feet to the beginning.

BEING the same property conveyed to Ralph Wayne Barnes and wife, Sandra B. Barnes, by deed from Crescent Supply Company, of record in Book 3922, Page 965, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved ( ) property, known as 337 Hillcrest Drive (House Number) (Street), Madison (P. O. Address:), Tennessee 37115 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Edward Waggoner and wife, Elizabeth Ann Waggoner, 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.*

And we, Ralph Wayne Barnes and wife, Sandra B. Barnes, *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.*

Witness our *hand* s *this* 29th *day of* December, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph Wayne Barnes

Sandra B. Barnes

THIS INSTRUMENT PREPARED BY
DENNIS WRIGHT
ATTORNEY-AT-LAW
113 OLD HICKORY BLVD.
MADISON, TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Wayne Barnes and wife, Sandra B. Barnes

the within named bargainor S, 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 Madison, Tennessee this 29th day of December, 19 67.

Notary Public

Commission expires August 25, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... ....of the..... ....., the within named bargainor, a corporation, and that ....he as such..... ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as..... .....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

O A T H

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,056.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ralph Wayne Barnes
Affiant

Subscribed and sworn to before me this the 29th day of December, 1967.

My Commission Expires:
August 25, 1968.

Notary Public

WARRANTY DEED

FROM
RALPH WAYNE BARNES and wife,
SANDRA B. BARNES

TO
JAMES EDWARD WAGGONER and wife,
ELIZABETH ANN WAGGONER

01974

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 5 3 45 PM 68

NOTE BOOK 118 PAGE 223
RECORDING FEE $ 3.00
DEP. REG.

STATE TAX
PROBATE
TOTAL $ 3.50

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.
JAN 5 1968

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee