FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00

Roy R Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 1968

Donald Lee Robison
Notary Public

MY COMMISSION EXPIRES: 4-26-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy C. Waggoner (NAME) | Glenn Justice Mortgage Company, Inc. (NAME) | MAP 51-7 |
| 414 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1400 Main Street (STREET ADDRESS) | PAR 23 |
| Madison, Tennessee (CITY) (STATE) (P. O. ZIP) | Dallas, Texas 75202 (CITY) (STATE) (ZIP) | T.P. |

FOR AND IN 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, Ray R. Baker and wife, Barbara F. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy C. Waggoner and wife, Lorelle T. Waggoner

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Subdivision of the Beasley Property, Section 1, not of record, described according to a survey made by W. W. Turner Company, Engineers, June 14, 1950, as follows:

Beginning on the northerly margin of Due West Avenue, at the corner of Lots Nos. 7 and 8, being the southwest corner of the property conveyed to W. C. Gaines and wife, by deed from Susie Mae Beasley, et al, of record in Book 1940, page 409, Register's Office for said County; thence with the line between said two lots and with the westerly line of said Gaines property, northwardly 350 feet; thence north 86 deg. 33 min. west 170.8 feet to the easterly margin of an unnamed street, as shown on said plan; thence with said street, southwardly 325 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 39.3 feet to the northerly margin of Due West Avenue; thence with said Avenue, south 86 deg. 33 min. east 145.8 feet to the beginning.

Being the same property conveyed to Ray R. Baker and wife, Barbara F. Baker, by deed from C. Harold Dotson and wife, Rebecca S. Dotson, of record in Book 4118, page 841, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust to J. F. Windham, Trustee, of record in Book 3884, page 934, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 414 Due West Avenue (House Number) (Street) Nashville, Tennessee (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 seised 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 5th day of August, 19 68

Ray R. Baker

Barbara F. Baker

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray R. Baker and wife, Barbara F. Baker

the 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 Nashville, Tennessee, this 5th day of August 1968

Commission expires 4-26-72

Donald Lee Patterson
Notary Public

STATE OF TENNESSEE }
Davidson County }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Ray R. Baker and wife,
Barbara F. Baker

TO
Roy C. Waggoner and wife,
Lorelle T. Waggoner

A 07973

IDENTIF. REFERENCE

AUG 6 1 27 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail To
Jim Sisco Company
503 Gallatin Rd. Madison
37115

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|---|---|---|---|---|---|
| AUG-6 | CONV | 30,500.00 | | | |
| AUG-6 | STAX | | A* | 79.30 | |
| AUG-6 | PRTEE | | A* | .50 | |
| AUG-6 | WDEED | | A* | 3.00 | * 82.80 |