WARRANTY DEED

BOOK 4283 PAGE 540

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack M. Waggoner and wife, Nellie Rose Waggoner (NAME)	Security Federal Sav. & Loan Assn. (NAME)	Map 21
Eaton's Creek Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par. 202-
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	215

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $10,800.00 of an original note dated April 23, 1965, in the amount of $11,250.00, which note is secured by a Deed of Trust executed by Gerald Alton Krantz and wife, to Everett A. Covington, Jr., Trustee, of record in book 3888, page 497, Register's Office for Davidson County, Tennessee.

I, Nancy Maxine Hampton Farmer,

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

Two tracts or parcels of land in the 14th Civil District of Davidson County, Tennessee, as follows:

TRACT No. 1: Situated on the west side of Eaton's Creek Road and beginning at a spike in the center of Eaton's Creek Road, Robert Fulton's corner and corner to the tract herein conveyed; thence north 79 degrees 38' west 316 feet to an iron pin; thence north 3 degrees 27' east 185.9 feet to an iron pin; thence south 89 degrees 30' east 305.9 feet to the center of Eaton's Creek Road; thence with the center of the same; south 1 degree 30' west 239.8 feet to the beginning, containing 1.5 acres, more or less according to a survey of Richard B. Omohundro, Engineer, dated March 18, 1965.

Being the same property conveyed to Nancy Maxine Hampton by deed from Gerald A. Krantz and wife, of record in book 4160, page 524, Register's Office for said County.

TRACT NO. 2: Being a part of the easterly part of Tract No. 1 as shown on survey of the Division of the George E. Anderson Farm, and this lot being surveyed on December 21,1967, by Richard B. Omohundro, as follows:

Beginning at an iron pin, corner of J. L. Reeder, Nancy Hampton Farmer and L. H. Gupton; thence with the line of L. H. Gupton, south 71 degrees 53' west 294.5 feet to an iron pin; thence with the line of Green, north 3 degrees 42' east 292.9 feet to an iron pin; thence a new line, south 86 degrees 41' east 272.4 feet to an iron pin in the present line of Nancy Hampton Farmer, same being 305.9 feet west of Eatons Creek Road; thence with the line of said Nancy Hampton Farmer, south 3 degrees 27' west 185.9 feet to the point of beginning, containing 1.5 acres, more or less.
Being the same property conveyed to Nancy Hampton Farmer by deed from J. L. Reeder and wife, of record in book 4259, page 637, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,800.00

Subscribed and sworn to before me, this the 31st day of October, 19 68.

Jack M. Waggoner
Affiant

Hugh J. Bradley
Notary Public

My commission expires: April 15, 1971.
(Affix Seal)

This conveyance is made subject to easement for right-of-way of Eatons Creek Road lying within boundaries of premises as herein described, and an easement for right-of-way 40 feet in width across premises for laying, constructing, operating, altering, replacing and removing a pipe line for transportation of natural gas, petroleum and their by-products, under, upon, over and through premises with rights of ingress and egress and other rights as set out in grant from George E. Anderson to Tennessee Natural Gas Lines, Inc. , of record in book 1333, page 221, Register's Office for Davidson County, Tennessee, and restrictions of record in book 3134, page 423, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Jack M. Waggoner and wife, Nellie Rose Waggoner, their *heirs and assigns, forever.*

And I *do covenant with the said* Jack M. Waggoner and wife, Nellie Rose 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.*, except as above set out.

And I, Nancy Maxine Hampton Farmer, *do further covenant and bind* Myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack M. Waggoner and wife, Nellie Rose Waggoner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* October, *19* 68. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Nancy Maxine Hampton Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4283 PAGE 542

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State, the within named*

Nancy Maxine Hampton Farmer

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

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* October, *19* 68.

Hugh J Bradley, *Notary Public.*

Commission Expires April 15, 1971.

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

NOV-1 68	~~MORT'G~~ CO.	16,800.00		*	.00
NOV-1 68 S'TAX			A* 43.68		
NOV-1 68 PR'FEE			A* .50		
NOV-1 68	W'DEED		A* 6.00	*	50.18

WARRANTY DEED

FROM

Nancy Maxine Hampton Farmer

TO

Jack H. Waggoner et ux

A 19362

IDENTIF. REFERENCE

Nov 1 2 41 PM '68

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE
Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE