This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

Map. 103-16
Pal. 72
pcl

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Randolph M. Waggoner 3908 Kimpalong Road Nashville, Tennessee	Same	

BOOK 4286 PAGE 655

For and in Consideration of the sum of Twenty-two Thousand Five Hundred and 00/100 ($22,500.00) Dollars cash in hand paid to us by Randolph M. Waggoner and wife Mildred Cuff Waggoner and Larry L. Waggoner and wife Josephine Lyles Waggoner, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, Georgiana Tippett McConnell, unmarried, and Eva M. Russell, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Randolph M. Waggoner and wife Mildred Cuff Waggoner and Larry L. Waggoner and wife Josephine Lyles Waggoner, their heirs and assigns, as tenants in common with right of survivorship among the four grantees, a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Kimpalong Place, as of record in Book 547, page 18, Register's Office for said County.

Said Lot No. 34 fronts 130 feet on the northerly side of Kimpalong Road, and extends back between parallel lines 175 feet to a dead line.

Said property was devised to Georgiana Tippett McConnell, by will of Mrs. Alta M. Reavis, deceased, of record in Will Book 71, page 139, County Court for said County, and Georgiana Tippett McConnell conveyed her interest in premises to Eva M. Russell by deed of record in Book 3096, page 538, Register's Office for said County.

Said conveyance is expressly subject to the following:

1. Easement for sanitary sewer and/or storm drainage of record in Book 4058, page 838, Register's Office for Davidson County, Tennessee.

2. Restrictive covenant contained in deed of record in Book 691, page 65, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,500.00.

Subscribed and sworn to before me, this the 15th day of November, 1968.

Georgiana Taggart McConnell
Affiant

Notary Public

My Commission Expires: June 19, 1969

This is improved property, known as 3908 Kimpalong Road, Nashville, Tennessee.

To Have and to Hold said real estate, with appurtenances, estate, title and interest belonging to the said Randolph M. Waggoner and wife Mildred Cuff Waggoner and Larry L. Waggoner and wife Josephine Lyles Waggoner, their heirs and assigns forever as tenants in common with right of survivorship among the four grantees.

And Grantors do covenant with the said Randolph M. Waggoner and wife Mildred Cuff Waggoner and Larry L. Waggoner and wife Josephine Lyles Waggoner that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the encumbrances enumerated above.

And Grantors do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said real estate to the said Randolph M. Waggoner and wife Mildred Cuff Waggoner and Larry L. Waggoner and wife Josephine Lyles Waggoner, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day Nov., 1968.

Georgiana Tippett McConnell

Georgiana Tippett McConnell

Eva M. Russell

Eva M. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wilson Sims a Notary Public in and for said County and State, the within named Georgiana Tippett McConnell and Eva M. Russell, the bargainors, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

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

_____, Notary Public.

Commission Expires _____.

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CONV
TAX 58.50
RECFEE .50
MORTG 4.50 * 63.50