WARRANTY DEED

BOOK 4389 PAGE 545

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER
John W. Wagster et ux. (NAME)	Same (NAME)	Map 145-13
5312 General Forrest Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 32
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including ~~XXXX~~ Mutual agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated October 2, 1967, in the original principal amount of $33,000.00, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from George J. Merrick and wife, Beverly S. Merrick, to J. Brad Reed, Trustee, of record in Book 4176, page 856, Register's Office for Davidson County, Tennessee; we,

GEORGE J. MERRICK and BEVERLY S. MERRICK,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees, JOHN W. WAGSTER and wife, LYNDA W. WAGSTER, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Tyne Valley Estates, Section 9, of record in Book 3700, page 65, Register's Office for said County.

Said Lot No. 164 fronts 249 feet along the easterly margin of General Forrest Court and extends back 280 feet on the northerly line and 320.4 feet on the southerly line to a line at the rear, measuring 317.36 feet thereon.

Being the same property conveyed to George J. Merrick and wife, Beverly S. Merrick, by deed from Haury & Smith Contractors, Inc., of record in Book 4176, page 854, said Register's Office; the said grantees therein having since divorced.

This conveyance is subject to restrictions of record in Book 4016, page 632; to easements as shown on the Plan of record in Book 3700, page 65; and to building set-back lines as may be established by the City of Forest Hills.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,500.00

Subscribed and sworn to before me, this the 31st day of December 1969

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 5312 General Forrest Court, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John W. Wagster and wife, Lynda W. Wagster, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John W. Wagster and wife, Lynda W. Wagster, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 31st *day of* December, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George J. Merrick

Beverly S. Merrick

STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* GEORGE J. MERRICK and BEVERLY S. MERRICK,

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 Nashville, Tennessee *this* 31st *day of* December, *19* 69.

Mary Enaey
Notary Public

Commission expires June 6, 1972

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 .....

Warranty Title 206282

WARRANTY DEED

FROM
GEORGE J. MERRICK and
BEVERLY S. MERRICK

TO

JOHN W. WAGSTER and wife,
LYNDA W. WAGSTER

A 64985

IDENTIF. REFERENCE

JAN 2 9 53 AH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-20 CONV 51,500.00
JAN-20 S'TAX B* 133.90
JAN-20 PR'FEE B* .50
JAN-20 W'DEED B* 3.00 * 137.40

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
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NASHVILLE, TENNESSEE