WARRANTY DEED

BOOK 4399 PAGE 207

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Timothy W. Wagner (NAME)	Owner (NAME)	Map 132-2
931 Evans Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pal. 6
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, C. H. Hicks and wife, Thelma W. Hicks

have this day bargained and sold, and do hereby transfer and convey unto the said

Timothy W. Wagner and wife, Ann E. Wagner

their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Rolling Meadows Subdivision, of record in Book 1424, page 98 and 99, Register's Office for said County.

Said Lot No. 33 fronts 190.3 feet on the south side of Evans Road and runs back 166.5 feet on the westerly line and 191.1 feet on the easterly line, to a dead line on which it measures 108.5 feet.

Being the same property conveyed to C. H. Hicks and wife, Thelma W. Hicks by deed from E. S. Evans, Inc. of record in Book 1808, page 437, 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 $ 25,000.00

Subscribed and sworn to before me, this the 20 day of February 19 70

Affiant

My commission expires: 2/12/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Timothy W. Wagner and wife, Ann E. Wagner

their ~~XXXXXX~~

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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Timothy W. Wagner and wife, Ann E. Wagner, their

~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of February, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. H. Hicks

C. H. Hicks

Thelma W. Hicks

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* C. H. Hicks and wife, Thelma W. Hicks

*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* 20th *day of* February, *19* 70

Nellie T. Weimar (SEAL) *Notary Public*

Commission expires 5/10/70

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 .....

FEB24 70	CONV	25,000.00			
FEB24 70	S'TAX		B*	65.00	
FEB24 70	PR'FEE		B*	.50	
FEB24 70	W'DEED		B*	3.00	* 68.50

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

C. H. HICKS, ET UX

TO

TIMOTHY W. WAGNER, ET UX

A 69250

IDENTIF. REFERENCE

FEB 24 8 24 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON