This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. & Mrs. William C. Waggoner	Same	51010
230 Antioch Pike		6th Dist.
Nashville, Tennessee 37211		8th Ward

MAR 11 CONV 11,000.00
MAR 11 S'TAX A* 28.60
MAR 11 PR'FEE A* .50
MAR 11 WDEED A* 4.50 * 33.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash, and other good and valuable consideration paid, the receipt of which are hereby acknowledged, we, BOYD MITCHELL, BOBBY FLIPPO THOMAS and PAUL E. CHOATE, have bargained and sold, and by these presents, do transfer and convey unto the said WILLIAM C. WAGGONER and wife, ALICE LEE WAGGONER, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, page 43, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Thuss Avenue, the common corner of Lots Nos. 14 and 15; thence with the line between said lots southerly 152.3 feet to a point; thence easterly 60.5 feet to the westerly margin of Wingate Avenue; thence with the margin of same northerly 133.6 feet, to a point at the beginning of a curve; thence around said curve in a northwesterly direction, having a radius of 20 feet, a distance of 30.5 feet, to the southerly margin of Thuss Avenue; thence with the margin of the same westerly 34.1 feet to the point of beginning.

Being the same real property conveyed by James Owen Sweeney to Jimmie Ann Downey Choate by deed bearing date of November 23, 1959, of record in Book 2994, page 597, Register's Office for Davidson County, Tennessee.

And being the same real property conveyed by Jimmy Ann Downey Choate to Paul E. Choate, Alice Lee Waggoner and Boyd Mitchell, by deed of record in Book 4340, page 614, Register's Office for Davidson County, Tennessee.

(This is improved property, known as 231 Thuss Avenue, Nashville, Tenn.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 11,000.00

x Paul E. Choate - Affiant

Subscribed and sworn to before me this 11th day of March 1970.

10/24/73 [illegible] Notary Public

My commission expires [illegible]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto, belonging to the said WILLIAM C. WAGGONER and wife, ALICE LEE WAGGONER, their heirs and assigns, forever.

Each of the grantors does hereby bind himself or herself, and the heirs and representatives of each, to warrant and defend the title to the respective interest in said land conveyed to the said WILLIAM C. WAGGONER and wife, Alice Lee Waggoner, their heirs and assigns, against the lawful claims of all persons claiming by, from or through said grantor.

And Mollie Yoggi Mitchell wife of Boyd Mitchell, Joseph O. Thomas, husband of Bobby Flippo Thomas, and Ellen Lee Evans Choate, wife of Paul E. Choate, hereby join in this instrument for the purposes of releasing, quit-claiming or conveying to WILLIAM C. WAGGONER and wife, ALICE LEE WAGGONER, whatever interest, if any, we have in said property.

Witness our hands this 26th day of February, 1970.

Boyd Mitchell
Boyd Mitchell

Mollie Yoggi Mitchell
Mitchell, Wife
of Boyd Mitchell

Bobby Flippo Thomas
Bobby Flippo Thomas

Joseph O. Thomas
Joseph O. Thomas, husband
of Bobby Flippo Thomas

Paul E. Choate
Paul E. Choate

Ellen Lee Evans Choate
Ellen Lee Evans Choate,
Wife of Paul E. Choate

BOOK 4402 PAGE 644

STATE OF TEXAS
COUNTY OF Orange

Personally appeared before me, Vivian Bethea, a NotaryPublic in and for said County and State, the within named BOYD MITCHELL and wife, Nellie Yaggi Mitchell 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 Orange, Texas, this 18th day of February 1970.

Vivian Bethea
Notary Public

My commission expires June 1971

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
MAR 11 8 35 AM '70
IDENTIF. REFERENCE

470789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named BOBBY FLIPPO THOMAS and husband, JOSEPH O. THOMAS, 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 26th day of February 1970.

Rebecca Thomas
Notary Public

My commission expires 2-16-71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named PAUL E. CHOATE and wife, ELLEN LEE EVANS CHOATE, with whom I am personallly 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 10th day of March 1970.

Ann Williams
Notary Public

My commission expires Oct 24, 1973