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

OWNER:
William C. Waggoner et ux
230 Antioch Pike
Nashville, Tenn. 37211

Parcel No. 6D - 51010

118272 MISC A* 4.50 * 4.50

D E E D

WHEREAS, Jimmie Ann Downey Choate, who died in Davidson County, Tennessee, on April 10, 1969, executed a deed to Paul E. Choate, Alice Lee Waggoner and Boyd Mitchell, "as joint tenants and not as tenants in common," all of Mrs. Choate's right, title and interest in property at 231 Thuss Street, Nashville, Tennessee, being Lot 15, Map of Woodbine Sales Corporation, Plan of lots called Pleasant View, of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee, which deed is recorded in Book 4340, page 614, said Register's Office; and

WHEREAS, Boyd Mitchell, Bobby Flippo Thomas and Paul E. Choate conveyed title to the above property to William C. Waggoner and wife, Alice Lee Waggoner, by deed dated February 26, 1970, of record in Book 4402, page 642, said Register's Office; and

WHEREAS, by instrument dated March 10, 1970, Boyd Mitchell and wife, Mollie Yaggi Mitchell, and Bobby Flippo Thomas and husband, Joseph O. Thomas, and Paul E. Choate and wife, Ellen Lee Evans Choate, executed a General Release settling all rights of the parties in and to the property andestate of Mrs. Jimmie Ann Downey Choate, and it was the intention of the parties to settle any and all rights, claims and demands of every kind and character which any or either of the heirs or distributees of said estate might have in the property of the deceased, Mrs. Choate, and it was the intention of the parties that said Alice Lee Waggoner and her husband, William C. Waggoner, become the owners of said property as tenants by the entirety; and

WHEREAS, in order to carry out said intention and to clear the title to said property growing out of conveyance of title to Paul E. Choate, Alice Lee Waggoner and Boyd Mitchell, as joint tenants, as set out in deed of record in Book 4340, page 614, said Register's Office, this instrument is executed;

NOW, THEREFORE, for and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a tenancy by the entirety in said William C. Waggoner and wife, Alice Lee Waggoner, we, Alice Lee Waggoner and husband, William C. Waggoner, have bargained and sold, and by these presents do hereby transfer and convey unto Andrew D. Tanner, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

No consideration passes for the execution of this instrument, but it can be termed as a Deed of Correction.

Affiant

Sworn to and subscribed before me this 27 day of March 1970.

Notary Public

My commission expires Oct 24, 1973

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 Jimmie 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.

And being the same real property conveyed to William C. Waggoner and wife, Alice Lee Waggoner, by deed from Boyd Mitchell, et ux, et al, of record in Book 4402, page 642, Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And we do covenant with the said Andrew D. Tanner, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Alice Lee Waggoner and husband, William C. Waggoner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew D. Tanner, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Andrew D. Tanner, Trustee, for and in consideration of the sum of ONE AND 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey

unto William C. Waggoner and wife, Alice Lee Waggoner, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Andrew D. Tanner, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said William C. Waggoner and wife, Alice Lee Waggoner, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of March 1970.

A72805

IDENTIF. REFERENCE

MAR 27 3 32 PM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

X William C. Waggoner

X Alice Lee Waggoner

Andrew D. Tanner
Trustee

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 Alice Lee Waggoner and husband, William C. Waggoner, the bargainors, 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 27th day of March 1970.

Ann Williams
Notary Public

My commission expires Oct 24, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a NotaryPublic in and for said County and State, the within named Andrew D. Tanner, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of March 1970.

Ann Williams
Notary Public

My commission expires October 24, 1973