This instrument prepared by: Thomas E. Stewart. Attorney,
4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4494 PAGE 798

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES R. WAGGONER, ET UX (NAME)	SAME (NAME)	Map 4R-1
507 HOGAN ROAD (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Pc. 24
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

DONALD BETHEA AND WIFE, REBECCA B. BETHEA

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. WAGGONER AND WIFE, ELIZABETH C. WAGGONER, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot N. 25 on the Plan of Ozark Hills, as, as of record in Book 3700, page 20, Register's Office for said County.

Said Lot N. 25 fronts 150 feet on the westerly side of Fonnic Drive and extends back between lines, 270.0 feet on the northerly side and 282.18 feet on the southerly side, to a line in the rear measuring 188.03 feet thereon.

Being the same property conveyed to Donald Bethea and wife, Rebecca B. Bethea by deed of record in Book 4249, page 433, REgister's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as contained and recorded in Book 3920, page 37; easement and setback line of record in Book 3700, page 20, all R.O.D.C.T.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 13th day of April, 19 71

Affiant

My commission expires: 5 8 73
(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot No. 25, (House Number) Fonnic Drive, (Street) Nashville, 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 grantees, 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.*

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

Witness our *hand S this* 8th *day of* April, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rebecca B. Bethea

Donald Bethea

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* DONALD BETHEA AND WIFE, REBECCA B. BETHEA

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* 8th *day of* April, *19* 71.

Thomas E. Stewart *Notary Public*

Commission expires 2/3/74

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 .....

APR 20 71	CONV	*6,000.00			
APR 20 71	S'TAX		A*	15.60	
APR 20 71	PR'FEE		A*	.50	
APR 20 71	W'DEED		A*	3.00	* 19.10

WARRANTY DEED
FROM
DONALD BETHEA, ET UX
TO
JAMES R. WAGGONER, ET UX

B 11611

IDENTIF. REFERENCE

APR 20 12 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
300 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Old Hickory Employees Credit Union
Old Hickory, Tennessee

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