INSTRUMENT PREPARED BY: WALLACE B. ROGERS, Attorney, 605 Gallatin Road, North Madison, Tennessee 37115

WARRANTY DEED

BOOK 4525 PAGE 72

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JIMMY L. WAGGONER, ET UX	Same	
(NAME)	(NAME)	Map 43-2
952 Snow Avenue		Pc. 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

I, CHARLES T. WELLS, hereinafter called the GRANTOR

have this day bargained and sold, and do hereby transfer and convey unto the said JIMMY L. WAGGONER and wife, ANN WAGGONER, hereinafter called the GRANTEES,

THEIR *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 9 on the Plan of Farview, as of record in Book 1835, page 131, Register's Office for said County.

Said Lot No. 9 fronts 122 feet on the east side of Snow Avenue and runs back between lines, 329.8 feet on the south line and 324 feet on the north line, to a dead line measuring 123.1 feet thereon.

Being the same property conveyed to Charles T. Wells and wife, Thelma W. Wells, now deceased, by deed from George P. Howell and William H. Howell of record in Book 2397, page 536, Register's Office for Davidson County, Tennessee.

The above described property is being conveyed subject to restrictive covenants of record in Book 2246, page 360, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $19,900.00

Subscribed and sworn to before me, this the 29 day of July, 1971

Affiant Howard E. Grace

My commission expires: November 4, 1974 (Affix Seal)

Notary Public Hardy E. Chance

This is unimproved ( ) improved (X) property, known as 952 (House Number) Snow Ave. (Street) P. O. Address: Madison (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.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *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 my *hand this* 29th *day of* July, 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.*

Charles T. Wells

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* CHARLES T. WELLS

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 29 *day of* July, *19* 71

Bordy E. Clark
Notary Public

Commission expires November 4 1974

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 .....

AUG-2F	CONV	19,900.00			
AUG-2F	S'TAX		A*	51.74	
AUG-2F	PR'FEE		A*	.50	
AUG-2F	W'DEED		A*	4.00	* 56.24

WARRANTY DEED
FROM
CHARLES T. WELLS
TO
JIMMY L. WAGGONER, ET UX

B 25 1 0 3

↑
IDENTIF. REFERENCE

AUG 2 9 02 AM '71

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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