WARRANTY DEED

BOOK 4529 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dr. Raymond W. Waggoner, Jr. (NAME)	Home Federal Savings & Loan (NAME)	144-10-22
2308 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	FH03295

FOR AND IN CONSIDERATION of the sum of ten and no/100----------
---------- *Dollars,*
and other good and valuable consideration, the receipt of all of which is hereby acknowledged. We, Manous R. Bracey, Jr. and wife, Mary D. Bracey, hereinafter referred to as grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Raymond W. Waggoner, Jr.
and wife Nancy P. Waggoner
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Chickering Valley, as of record in book 2331, pages 121, 122 and 123, Register's Office for said County.
Said Lot No. 39 fronts 149.4 feet on the easterly side of Chickering Lane and extends back 589.2 feet on the southerly line and 705 feet on the northerly line, to a dead line, measuring 343.8 feet thereon.
Being the same property conveyed to Manous R. Bracey, Jr., and wife, Mary D. Bracey, by deed from John A. Ramsey, Jr., et al, of record in book 3614, page 157, said Register's Office.

This conveyance is made subject to the following:
1) 1971 Taxes which are prorated between grantors and grantees as of this date.
2) Easements for utilities and other setback sideline restrictions shown on plan of record in Book 2331, pages 121, 122, and 123. RODC.
3) Restrictive covenants of record in Book 2542, page 25 RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,500.00

Subscribed and sworn to before me, this the 16th day of August 1971

Affiant

My commission expires Aug 19, 1974 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2308 Chickering Lane, Nashville, 37215
(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 Raymond W. Waggoner, Jr. and wife, Nancy P. Waggoner,
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.*, except as herein noted.

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

Witness our *hand* s *this* 16th *day of* August, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Manous R Bracey Jr.
Manous R. Bracey Jr

Mary D. Bracey
Mary D Bracey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jonathan Harwell, *a Notary Public in and for said County and State,* Manous R. Bracey, Jr. and wife Mary D. Bracey

the within named bargainor, *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* 16 *day of* August, *19* 71

Commission expires Aug 19, 1974 Jonathan Harwell *Notary Public*

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 .....

L-50,320-5

WARRANTY DEED

FROM

Manous R. Bracey Jr., et ux

TO

Raymond W. Waggoner, Jr.

and wife, Nancy P.

Waggoner

FILE

Home Federal S & L Association
L & C Tower
Nashville, Tennessee 37219

...S PREPARED ...
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY: ..... ATTORNEY

AUG 16 71	CONV	72,500.00			
AUG 16 71	S'TAX		A*	188.50	
AUG 16 71	PR'FEE		A*	.50	
AUG 16 71	W'DEED		A*	4.00	* 193.00

327085

IDENTIF. REFERENCE

AUG 16 3 12 PM

FEE ... WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

MERCER REALTY CO.
REALTORS
A Complete Real Estate Service
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NASHVILLE, TENN. 37201 254-8721
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