WARRANTY DEED

F-575

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-6-18	Mrs. Porter W. Wagoner 605 Berry Road Nashville, Tennessee 37204	Fidelity Federal S & L Association 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 19409
OH-3100	4917 Franklin Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 25, 1971, in the original principal sum of $60,750.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, payable according to the terms and conditions thereof, and being secured by a deed of trust executed by B. L. Williamson and wife, Mirl Williamson, to Vaden Lackey, Jr., Trustee, as of record in Book 4505, page 124,

B. L. WILLIAMSON and wife, MIRL WILLIAMSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PORTER W. WAGONER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot "B" on the Plan of Five Oaks Subdivision, Section 2, a resubdivision of part of Lot 3, Overton Park, as of record in Book 3106, page 71, described as follows:

Beginning on the westerly margin of Franklin Road, at the northeast corner of Five Oaks Subdivision, a resubdivision of Lot No. 4 Overton Park, as of record in Book 2854, page 125; thence with the northerly line of the latter subdivision south 83°10' west 329.82 feet; thence north 31°17' west 341 feet; thence north 41°55' east 92.3 feet; thence south 56°20' east 159.5 feet; thence south 80°40' east 334.3 feet to the westerly margin of the Franklin Road; thence with said road south 6°20' west 180 feet to the point of beginning.

Being the same property conveyed to B. L. Williamson and wife, Mirl Williamson, by deed from Great Western Builders, Inc., a Tennessee corporation, of record in Book 4324, page 343.

This instrument was prepared by Reau E. Folk, Jr., Attorney, 3829 Cleghorn Avenue, Nashville, Tennessee, upon information furnished by the Parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and except for 1972 taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of April, 19 72

Mirl Williamson

B. L. Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4590 PAGE 216

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

B. L. Williamson and wife, Mirl Williamson

the 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 the 4th day of April, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

APR-6-72 CONV 95,000.00
APR-6-72 STAX A* 247.00
APR-6-72 PRFEE A* .50
APR-6-72 WDEED A* 4.00 * 251.50

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Ruth O. Wagoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 72

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: VS

FROM B. L. WILLIAMSON AND WIFE

TO PORTER W. WAGONER

B54738
B54738

IDENTIF. REFERENCE

APR 6 8 49 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public