BOOK 1684 PAGE 28

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME) Union at Fourth	72-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	225
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, I:

EB14	CONV	16,500.00			
EB14 S'TAX			A*	42.90	
EB14 PR'FEE			A*	.50	
EB14	W'DEED		A*	4.00	* 47.40

HUBERT SPEARS (UNMARRIED)

have bargained and sold, and by these presents do transfer and convey unto the said
John E. Waggener, Jr. and wife, Mary S. Waggener

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 158 on the Plan of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Ravenwood Drive at the corner of Lots 158 and 159; thence along said Drive around a slight curve northeasterly 77.7 feet to the corner of Lots 157 and 158; thence westerly with the line between said lots, 140.1 feet to the corner of Lots 156, 157 and 158; thence west with the line between Lots 156 and 158, 65.2 feet; thence South along the rear line of Lot 158, 111 feet to the corner of Lots 158 and 159; thence east with the line between said lots, 168.6 feet to the beginning.

Being the same property conveyed to HUBERT SPEARS AND WIFE, VIRGINIA M. SPEARS, by deed from S. J. Dale and wife, of record in Book 1910, page 447, said Register's Office the said Virginia M. Spears, having since died.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property.

unimproved ( )
This is improved (X) property, known as 2230 Ravenwood Drive, Nashville, Tennessee 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 12th day of February, 1973.

/s/ Hubert Spears
HUBERT SPEARS

BOOK 4681 PAGE 29

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Hubert Spears (Unmarried)

the 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 Nashville, Tennessee, this 12th day of February, 1973.

My commission expires APR 23 1973 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $16,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John E. Waggener Jr.

Sworn to and subscribed before me this 12th day of February, 1973.

My commission expires APR 23 1973 Notary Public

This instrument was prepared by:
This instrument prepared by
Name ~~STEPHENSON, LACKEY & HOLMAN~~ Address
~~First Federal Building~~
Nashville, Tennessee 37219

PLEASE MAIL TO - Mr. John E. Waggener, Jr., 2230 Ravenwood Drive, Nashville, Tenn., 37216

16,500.00
WARRANTY DEED
FROM HUBERT SPEARS
TO JOHN E. WAGGENER, JR. AND WIFE, MARY S. WAGGENER

B 94779

IDENTIF. REFERENCE

FEB 14 2 36 PM '73
FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219