BOOK 4838 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ira C. Waddey, Jr. (NAME)	J. I. Kislak Mortgage Co. (NAME)	Map 104-5
3707 Meadowbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Parcel 203
Nashville, Tennessee 37205 (CITY) (P. O ZONE) (STATE)	Miami, Florida 33131 (CITY) (ZONE) (STATE)	26W0036

FOR AND IN CONSIDERATION of the sum of ($10.00) ---------- TEN and NO/100 ---------- *Dollars,* Cash in hand paid by IRA C. WADDEY, JR., and wife, VIRGINIA G.WADDEY, hereinafter referred to as GRANTEES, and the agreement by the said GRANTEES to assume and pay as therein specified a certain note secured by a Deed of Trust of record in Book 4655, page 571, Register's Office for Davidson County, Tennessee, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

MAX E. BUFFINGTON and wife, SONDRA P. BUFFINGTON, GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said GRANTEES,

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

Land in Davidson County, Tennessee, being Lot 438 on the Plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County.

Said Lot 438 fronts 50 feet on the southwesterly side of Meadowbrook Avenue and runs back 215 feet on the northwesterly line and 210 feet on the southeasterly line to an alley on which it measures 70 feet.

Being the same property conveyed to Max E. Buffington and wife, Sondra P. Buffington, by deed from Wayne T. Woodward and wife, Mary L. Woodward, of record in Book 4655, page 569, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,500.00

Subscribed and sworn to before me, this the 24th day of June, 19 74

Affiant Ira C. Waddey, Jr.

My commission expires: July 31, 1974 (Affix Seal)

Notary Public Sarah L. Nichols

This is unimproved ( ) improved (X) property, known as 3707 Meadowbrook Avenue (House Number) (Street) Nashville, Tennessee 37205 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.*, except for the hereinabove referred to deed of trust and the 1974 taxes which have been prorated and assumed by the Grantees.

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 hands this 23rd day of June, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wayne E. Buffington

Sondra P. Buffington

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, a Notary Public in and for said County and State, Max E. Buffington and Sondra P. Buffington

the within named bargainors, 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 23rd day of June, 1974.

Commission expires July 31, 1974

Sarah L Nichols 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.....

JUL 29 '74	CONV	30,500.00				
JUL 29 '74	S'TAX		A*	79.30		
JUL 29 '74	PR'FEE		A*	.50		
JUL 29 '74	W'DEED		A*	4.00	*	83.80

WARRANTY DEED

FROM Max E. Buffington et ux

TO Ira C. Waddey et ux

C 6 4 9 1 3

IDENTIF. REFERENCE

JUL 29 9 25 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238