FORM NO. WD-1

BOOK 1839 PAGE 620

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Bill A. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 74

Notary Public

MY COMMISSION EXPIRES: 11/17/77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorney's Title Co. Hachman Bldg.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill A. Waggoner, Etux (NAME)	Mortgage Associates, Inc. (NAME)	Map 135-5
302 Melvin Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parcel 57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bob Potter Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill A. Waggoner and wife Carol Elaine Waggoner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Being Lot No. 63 on the Plan of Town Park Estates, as of record in Book 3300, page 64, Registers Office for said County.

Said Lot No. 63 fronts 125 feet on the easterly side of Melvin Jones Drive and extends back 105.65 feet on the northwesterly line and 145.35 feet on the southeasterly line to a dead line in the rear, on which it measures 101.05 feet.

Being the same property conveyed to Bob Potter Company, by deed from James L. Trahan and wife, Sue J. Trahan, of record in Book 4547, page 729, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3400, page 120, and 3436, page 43, said Register's Office, and the Plan of record in Book 3300, page 64, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

In futher consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, to Richard O. Cahoy, Trustee, of record in Book 4450, page 262, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee.

This is unimproved (X) improved ( ) property, known as 302 Melvin Jones Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 18th day of June, 19 74

Robert E. Potter
President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leonard H. Green, a Notary Public in and for said County and State, the within named Robert E. Potter

the bargainor, 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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Leonard H. Green, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Potter and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / ~~themselves~~) to be the President and _____ respectively of the Bob Potter Co., the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at Nashville, Tenn. on this the 29th day of July, 1974.

My commission expires 7/15/78

Leonard H. Green
Notary Public

WARRANTY DEED

FROM
Bob Potter Company

TO
Bill A. Waggoner, Etux.

C 6 5 4 3 3

IDENTIF. REFERENCE

JUL 31 1 12 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 31 74	CONV	26,500.00			
JUL 31 74	S'TAX		A*	68.90	
JUL 31 74	PR'FEE		A*	.50	
JUL 31 74	W'DEED		A*	4.00	* 73.40