This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

Mail To

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Buford D. Waggoner, Jr.	John W. Murphree Company	
(NAME)	1 Airways Plaza 1283 Murfreesboro Road	162-3
704 Muskhogean Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn 37217 (CITY) (ZONE) (STATE)	324

FOR AND IN CONSIDERATION of the sum of ----$10---- Dollars,
----Ten and no/100----
Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4788, page 132, Register's Office Davidson County, Tennessee, to secure John W. Murphree Company in the original amount of $30,000.00 dated February 8, 1974 payable as therein specified, John W. Murphree, Trustee.

We, William A. Baker and wife Virginia E. Baker

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

Buford D. Waggoner, Jr.,

his ~~XXXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the plan of Haywood Hills, Section 3, of record in Book 4460, page 164 and 165, Register's Office for said County to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to William A. Baker and wife Virginia E. Baker by deed from Martin Construction Company, a Tennessee corporation, of record in Book 4788, page 130, Register's Office Davidson County, Tennessee.

This conveyence is subject to restrictive covenants of record in Book 4691, page 670, Said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,973.00

Subscribed and sworn to before me, this the 1st day of July August 19 75

Affiant Buford D. Waggoner, Jr.

My commission expires: 2/3/75 (Affix Seal) Notary Public

This is ~~unimproved ( )~~ improved (X) property, known as 704 Muskhogean Court, Antioch, Tennessee
(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

Buford D. Waggoner, Jr.

his ~~XXXXX~~ (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 deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Buford D. Waggoner, Jr.,

his

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 1st day of ~~July~~ August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William A. Baker

Virginia E. Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Baker and wife Virginia E. Baker 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 this 1st day of ~~July~~ August, 1975.

Commission expires 2/8/79

Leo Rusell Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

AUG-4 75 CONV 32,973.93
AUG-4 75 S'TAX A* 85.80
AUG-4 75 PR'FEE A* .50
AUG-4 75 M'DEED A* 4.00 * 90.30

WARRANTY DEED

FROM

WILLIAM A. BAKER, ET UX

TO

BUFORD D. WAGGONER, JR.

D 0 9 4 9 3

IDENTIF. REFERENCE

Aug 4 10 31 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238