BOOK 5094 PAGE 440

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Howard W. Anderson et al | Same HOWARD ANDERSON | Map No. 133-2 |
| (NAME) 315 ANTIOCH PIKE | (NAME) 300 FRANKLIN LIMESTONE RD. | Par No. 282 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TENN. 37211 | (STREET ADDRESS) NASHVILLE, TENN 37217 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten ($10.00) Dollars ----------
---------- *Dollars,*
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged

I, Annie Laurie Waggoner,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Howard W. Anderson and George Anton, their

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

Being Lot No. 6 on the map of Nolen Heights, as of record in Book 332. page 122, Register's Office for said County.
Said Lot No. 6 fronts 50 feet on the southerly side of the Mill Creek Valley Pike and runs back between parallel lines 160 feet to an alley.

Included within this description, but expressly excluded from this conveyance is the strip of land conveyed to the Metropolitan Government of Nashville, in Book 4340, page 573, for the relocation of the southerly margin of Antioch Pike.

Being the same property conveyed to Annie Laurie Waggoner, by deed from William Carroll Waggoner, of record in Book 5041, page 868, Register's Office for said County.

William Carroll Waggoner, Jr., Husband of Annie Laurie Waggoner, joins in this conveyance for the purpose of transferring any right, title, and interest he may have in the property to the Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 7 day of December 19 76

Affiant

My commission expires: 10/14/80 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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*
Howard W. Anderson and George Anton, their
(~~successors~~ XXXX), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard W. Anderson and George Anton, their
XXXXX (~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

*Witness my our hand s this* 7th *day of* December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Annie Laurie Waggoner

William Carroll Waggoner Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, a Notary Public in and for said County and State, Annie Laurie Waggoner and William Carroll Waggoner, Jr.

the within named 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 7th day of December, 1976.

Robert L. Dozier
Notary Public

Commission expires October 14, 1980

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON TENNESSEE

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.....

| | | | | | |
|---|---|---|---|---|---|
| DEC-76 | CONV | 13,000.00 | | | |
| DEC-76 S'TAX | | | B* | 33.80 | |
| DEC-76 PR'FEE | | | B* | .50 | |
| DEC-76 | W'DEED | | B* | 4.00 | * 38.30 |

WARRANTY DEED

FROM

Annie Laurie Waggoner

TO

Howard W. Anderson

and

George Anton

D 80107

IDENTIF. REFERENCE

DEC 7 1 27 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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