FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 77

Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Hickerson (NAME)	SAME (NAME)	Map 131-13
4505 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Royal Oaks Apartments		
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(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, DWIGHT A. WAGNER and wife, JILL WAGNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAY F. HICKERSON, JR. and wife, DENISE F. HICKERSON

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 14 and the southerly 240 feet of Lot No. 13 on the Revised Plan of Westwood, as of record in Book 4060, page 116, Register's Office for said County.

SAID Lot begins at an iron pin on the southerly side of an existing roadway easement which runs into Tynewood Drive, as shown on the Plan of record in Book 4060, page 116, in said Register's Office; thence from said iron pin South 83° 39' East 175.6 feet to an iron pin; thence South 01° 46' West 515.0 feet to an iron pin; thence North 84° 57' West 175.3 feet to an iron pin; thence North 01° 46' East 519 feet to an iron pin, the point of beginning and containing 2.08 acres, more or less.

BEING the same property conveyed to Dwight A. Wagner and wife, Jill Wagner, by deed from Louis M. Phillips and wife, Elizabeth M. Phillips, of record in Book 4696, page 988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to a raodway easement granted by Louie Phillips to Matt H. Dobson, IV, et ux of record in Book 4691, page 340, Register's Office for Davidson County, Tennessee, as shown on the Plan of record in Book 4060, page 116, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (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 our hand S this 26th day of May, 19 77

Dwight A. Wagner

Jill Wagner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwight A. Wagner and wife, Jill Wagner

the 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 26th day of May, 19 77

Commission expires 8-15-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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 _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

DWIGHT A. WAGNER, et ux

TO

CLAY F. HICKERSON, JR., et ux

E 0 7 3 4 2

IDENT'F. REFERENCE

JUN 6 10 09 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

File: Box 7 Alan L. Saturn, Attorney

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-67	CONV	17,000.00			
JUN-67	S'TAX		S*	44.20	
JUN-67	R'FEE		S*	.50	
JUN-67	W'DEED		S*	4.00	* 48.70