ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	First Federal Savings & Loan (NAME)	5OU 61560
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	173-1-86
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- ---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

we,

Robert H. Dixon and wife, Ann M. Dixon,

AUG-25	CONV	40,000.00			
AUG-25	S'TAX		B*	104.00	
AUG-25	PR'FEE		B*	.50	
AUG-25	W'DEED		B*	4.00	* 108.50

have bargained and sold, and by these presents do transfer and convey unto the said J. Richard Wagers, Jr. and wife, Brenda J. Wagers,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 66 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 90.0 feet on the easterly margin of Cedarview Drive and extends back 155.27 feet on the northerly line and 153.81 feet on the southerly line to a dead line in the rear on which it measures 46.80 feet.

Being the same property conveyed to Robert H. Dixon and wife, Ann M. Dixon, by deed from Brent Valley Builders, Inc., of record in Book 4914, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 239 Cedarview Drive (House Number) (Street)
Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26th day of July, 1977.

ROBERT H. DIXON

ANN M. DIXON

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BOOK 5178 PAGE 963

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert H. Dixon and wife, Ann M. Dixon,

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 Gulf Breeze, Florida, this 26th day of July, 1977.

My commission expires MY COMMISSION EXPIRES JUNE 20, 1980 Notary Public Judith Brayfield

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X J. Richard Wagers Jr.

Sworn to and subscribed before me this 1 day of August, 1977.

My commission expires 8-13-80 Notary Public Terry Ray Peters

This instrument was prepared by:	
Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

E 18005

WARRANTY DEED

FROM

ROBERT H. DIXON and wife, ANN M. DIXON

TO

J. RICHARD WAGERS, JR. and wife, BRENDA J. WAGERS

IDENTIF. REFERENCE

AUG 2 2 12 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219