THIS INSTRUMENT PREPARED BY:
ED R. DAVIES, ATTORNEY
1128 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 5185 PAGE 880

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. James A. Brown (NAME:)	THIRD NATIONAL BANK (NAME:)	144 - 10
2308 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	c/o Mortgage Loan Dept. (STREET ADDRESS)	22
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn 37244 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE HUNDRED TWELVE THOUSAND AND NO/100 ($112,000.00) *DOLLARS*

and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, Raymond W. Waggoner, Jr., and wife, Nancy P. Waggoner, hereinafter referred to as grantors,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Brown, and wife, Rachel B. Brown, 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. 39 on the plan of Chickering Valley, as of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 39 fronts 149.4 feet on the easterly side of Chickering Lane and extends back 589.2 feet on the southerly line and 705 feet on the northerly line, to a dead line, measuring 343.8 feet thereon. Being the same property conveyed to Raymond W. Waggoner, Jr., and wife, Nancy P. Waggoner, by deed from Manous R. Bracey, Jr., and wife, Mary D. Bracey, of record in Book 4529, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 1977 Taxes which are prorated between grantors and grantees as of this date.
2) Easements for utilities and other setback sideline restrictions shown on plan of record in Book 2331, pages 121, 122, and 123, RODC.
3) Restrictive covenants of record in Book 2542, page 25 RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 112,000.00

Subscribed and sworn to before me, this the 18TH day of AUGUST 19 77

James A. Brown
Affiant

My commission expires: 1-19-81
(Affix Seal)

Notary Public

This is improved XX unimproved ( ) property, known as 2308 Chickering Lane, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Brown, and wife, Rachel B. Brown, their *heirs and assigns, forever.*

And we *do covenant with the said* James A. Brown, and wife, Rachel B. Brown, *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.*

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* James A. Brown, and wife, Rachel B. Brown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 15 *day of* August, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond W. Waggoner, Jr.
RAYMOND W. WAGGONER, JR.

Nancy P. Waggoner
NANCY P. WAGGONER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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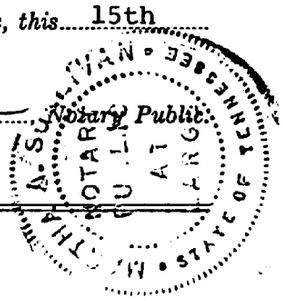
Personally appeared before me, Martha A. Sullivan, a Notary Public in and for said County and State, the within named Raymond W. Waggoner, Jr., and wife, Nancy P. Waggoner,

the 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, Tennessee, this 15th day of August, 19 77.

Martha A. Sullivan, Notary Public.

Commission Expires 8/24/80



STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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 , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

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WARRANTY DEED

FROM

RAYMOND W. WAGGONER, JR. and wife, NANCY P. WAGGONER

TO

JAMES A. BROWN, and wife, RACHEL B. BROWN

E 2 1 2 6 8

IDENTIF. REFERENCE

AUG 18 2 42 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 77	CONV	90,000.00			
AUG 18 77	CONV	22,000.00			
AUG 18 77	S'TAX		B*	291.20	
AUG 18 77	PR'FEE		B*	.50	
AUG 18 77	W'DEED		B*	8.00	* 299.70

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208