WARRANTY DEED

BOOK 5284 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace M. Wauford, et ux (NAME:)	(NAME:)	
3004 Tuggle Avenue (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	MAP 119.14 PAR 200
Nashville (CITY) Tenn (STATE) 37211 (P. O. ZONE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Phillip Davidson (gf)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, James E. Hickerson, as executor under the will and codicil of C. Vance Hickerson, deceased of record in Will Book 119, page 23, County Court Clerks Office of Davidson County, Tennessee and pursuant to the authority and power vested in me by the terms of said will and codicil and for the purposes set out therein

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Wallace M. Wauford and wife, Nancy C. Wauford 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 two tracts of land described as follows to wit:

Tract 1: Land in the 6th Civil District of Davidson County, Tennessee marked "Reserved" on the Plan of Tuggle Trail as of record in Book 4350, page 51, Register's Office for Davidson County, Tennessee. Said Reserved land is in the form of a triangle having a dimension of 366.99 feet on the westerly line, 363.58 feet on the easterly line and the northerly dimension being 54.04 feet.

Being the same property conveyed to C. Vance Hickerson and wife, Ruby Hickerson by deed from Henry O. Veile and wife, Virginia M. Veile of record in Book 4387, page 916, Register's Office for Davidson County, Tennessee.

Tract 2: Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being a part of Lot No. 10 on the plan of the Home Place of Hinchey Petway, Sr., deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, described according to a survey made by W. B. Southgate, Surveyor, July 16, 1932, as follows:

Beginning at a point, the southwest corner of a 14.28 acre tract conveyed to Alfred I. Roehm by deed from Airdrie Land Company of record in Book 909, page 48, Register's Office for said County, and the northeast corner of Lot No. 86 on the plan of Airdrie Land Company's Subdivision "C" as of record in Book 547, page 160, said Register's Office; thence north 2° 30' east 845 feet to a point, the northwest corner of the Alfred I. Roehm

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 88,950.00
Subscribed and sworn to before me, this the 10 day of May 19 78
Wallace M. Wauford
Affiant
My commission expires: 10-3-80 (Affix Seal)
Edward W. Hall
Notary Public

14.28 acre tract; thence north 87½° west 260 feet to a point, the northeast corner of a 21½ acre tract conveyed to Ben F. Tanksley by deed from Thomas S. Weaver, Clerk and Master, of record in Book 518, page 174, said Register's Office; thence with Tanksley's east line southwardly 864 feet to a point in the north margin of Morton Avenue as shown on the plan of the Subdivision of the Airdrie Land Company's Subdivision "C" as of record in Book 547, page 160, of the Register's Office for said County; thence eastwardly with the northerly margin of Morton Avenue and the north line of Lots Nos.89, 88, 87, and 86 on the plan of Airdrie Land Company's Subdivision "C" as of record in Book 547, page 160, said Register's Office, 260 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to C. Vance Hickerson and wife, Ruby Hickerson by deed from Airdrie Land Company, a corporation organized and existing under the laws of the State of Tennessee, of record in Book 1055, page 267, Register's Office for Davidson County, Tennessee.

Included but expressly excluded therefrom in the above Tract No. 2 are the following conveyances made by C. Vance Hickerson and wife, Ruby Hickerson; property conveyed to Clay Omer Huskey, et ux as of record in Book 1703, page 87; Wayne L. Fanning, et ux as of record in Book 2018, page 427 and Don M. Brown, et ux as of record in Book 2441, page 389 all of the Register's Office in Davidson County, Tennessee.

The said C. Vance Hickerson and wife, Ruby Hickerson are now deceased with Ruby Hickerson having predeceased the said C. Vance Hickerson. The above described property is part of the property owned by the said C. Vance Hickerson, deceased at the time of his death and under the will and codicil James E. Hickerson was named executor therein with full power of sale of said property. The will and codicil of C. Vance Hickerson, deceased is of record in Will Book 119, page 23, County Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 Wallace M. Wauford and wife, Nancy C. Wauford *their heirs and assigns, forever.*

And I *do covenant with the said* Wallace M. Wauford and wife, Nancy C. Wauford *that* I, as executor, am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, James E. Hickerson, Executor *do further covenant and bind* myself as Executor, my successors, ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Wallace M. Wauford and wife, Nancy C. Wauford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10 *day of* May, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Hickerson, Executor

James E. Hickerson, Executor under the will and Codicil of C. Vance Hickerson, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edward W. Hill, a Notary Public in and for said County and State, the within named James E. Hickerson, Executor under the will and codicil of C. Vance Hickerson, deceased,

the bargainor, with whom I am personally acquainted, and who acknowledged that he as Executor executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of May, 19 78.

Edward W. Hill, Notary Public.

Commission Expires 10-5-80

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

WARRANTY DEED

FROM

JAMES E. HICKERSON, EXECUTOR
under the Will and Codicil
of C. Vance Hickerson

TO

WALLACE M. WAUFORD, ET UX

E 6471 4

IDENTIF. REFERENCE

MAY 11 8 55 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAY 11 78 CONV 88,950.00

MAY 11 78 S'TAX B* 231.14

MAY 11 78 PR'FEE B* .50

MAY 11 78 W'DEED B* 8.00

* 239.64

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PEDIGO & SAINDON