The undersigned, G. F. Cole, Jr., being authorized so to do, joins in the execution of this deed for the sole purpose of giving written consent on behalf of Hillsboro Park to the sale of the below described property.

HILLSBORO PARK COMMITTEE
By G. F. Cole, Jr. Member of Committee

G. F. Cole, Jr.

BOOK 5330 PAGE 678

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Donald E. Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August 1978

Notary Public

MY COMMISSION EXPIRES: Expires August 15, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Wagner (NAME)	First Federal Savings & Loan (NAME)	144-12
1941 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	2
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FH-13010

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, John E. Jadwick and wife, Margarette Jadwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Wagner and wife, Stella W. Wagner

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. 405, on the Plan of Hillsboro Park, Section V, as of record in Book 2663, Page 45, Register's Office for said County.

Said Lot No. 405 fronts 221.1 feet on the southwesterly side of Otter Creek Road and runs back 377 feet on the northwesterly line and 189.8 feet on the southeasterly line to a dead line in the rear, measuring 295 feet thereon.

Being the same property conveyed to John E. Jadwick and wife Margarette Jadwick, by Deed from Earl W. Sutherland and wife, Claudia S. P. Smith Sutherland of record in Book 4724, Page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. 1978 taxes to be prorated and assumed.
2. Restrictions filed for record in Book 2435, Page 440, Book 2742, Page 393, said Register's Office for Davidon County, Tennessee.
3. The recorded Plan shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the Southeasterly and Southwesterly line of said lot.
4. The Hillsboro Park Committe must join in any conveyance of this property, as provided by restrictions of record in Book 2435, Page 237, Book 2603, Page 440, and Book 2742, Page 383, said Register's Office.
5. The agreement by Grantees to assume the present indebtedness, on a promissory note in the original amount of $40,000.00, which is secured

(CONTINUED)

This is unimproved ( ) improved (XX) property, known as 1941 Otter Creek Road (House Number) (Street) Nashville, TN 37215 (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 25th day of August, 1978

John E. Jadwick

Margarette Jadwick
by John E. Jadwick attorney in fact

Said Power of Attorney BEING OF Record in Book 5330, Page 676 R.O.D.C. Tenn.

STATE OF TENNESSEE
Davidson County

BOOK 5330 PAGE 679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Jadwick

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, George V. Crawford, Jr., a Notary Public within and for the State and County aforesaid, personally appeared G. F. Cole, Jr.

~~(his oath)~~ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (~~themselves~~) to be the a member of the Nillsboro Park Committee of the within named bargainor, and that (he) as such member of the committee (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ committee by the said committee as such member, and attesting the execution hereof.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of August, 19 78

My commission expires

Notary Public

My Commission Expires August 15, 1979

E 85439

IDENTIF. REFERENCE

AUG 28 3 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM John E. Jadwick

TO Donald E. Wagner

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

by a Deed of Trust of record in Book 4724, Page 990, said Register's Office.

AUG 28	CONV	77,500.00		
AUG 28	S'TAX		B* 201.50	
AUG 28	PR'FEE		B* .50	
AUG 28	W'DEED		B* 4.00	* 206.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 25th day of August, 1978, before me personally appeared John E. Jadwick, to me known to be the person who executed the foregoing instrument in behalf of Margarette Jadwick and acknowledged that he executed the same as the free act and deed of said Margarette Jadwick.

Commission Expires ~~My Commission Expires August 15, 1979~~

NOTARY PUBLIC