This instrument prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee 37238

BOOK 5429 PAGE 812

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe G. Biggerstaff, Jr. et ux	Third National Bank	Map 41-4
(NAME)	(NAME)	
4060 Matilda Street	P. O. Box 2628	Parcel 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Eleanor L. Waller, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Dalemere Subdivision, Section 4, as of record in Book 3300, page 45, said Register's Office, described as follows:
Beginning on the southerly margin of Matilda Street at the corner of Lots Nos. 52 and 53; thence with the line between said two lots, south 32 deg. 21' west 301.28 feet to an iron pin; thence south 39 deg. 31' east 107.51 feet to a concrete monument; thence north 36 deg. 40' east 145 feet to a concrete monument; thence north 50 deg. 06' east 181 feet to a concrete monument at the southerly margin of Matilda Street; thence with the same, north 49 deg. 29' west 78.15 feet to a concrete monument; thence continuing with the southerly margin of Matilda Street, 90.87 feet to the beginning.

The above described property was conveyed to Charles Eugene Waller and wife, Eleanor L. Waller, by deed from Pat B. True and wife, Evelyn True, of record in Book 3529, page 357, Register's Office for Davidson County, Tennessee, the said Charles Eugene Waller having since died.
This conveyance is subject to a 10-foot easement for public utilities along easterly line of premises, 75-foot building setback line from Matilda Street, and conditions of owner's certificate, as shown on plan of record in Book 3300, page 45, Register's Office for said County, and restrictive covenants in Book 3346, page 263, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 27 day of April 19 79.

Affiant

My commission expires: 4/12/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4060 Matilda Street, Nashville, Tennessee 37207 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1979 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* April, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Eleanor L. Waller
Eleanor L. Waller

BOOK 5429 PAGE 813

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Lee, *a Notary Public in and for said County and State,* Eleanor L. Waller,

the within named bargainor.S., with whom I am personally acquainted, and who acknowledged that their *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashvillle, Tennessee
this 22 *day of* April, *19* 29

Nancy Lee *Notary Public*

Commission expires 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

4 70 05/[illegible] 152.70- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

236249

WARRANTY DEED

FROM

Eleanor L. Waller

TO

Joe G. Biggerstaff, Jr. et ux

F. 2.7.2.1.8.

IDENTIF. REFERENCE

MAY 2 1 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5429 PAGE 814

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	152.70-
0070A	05/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 7. 2 1: 8.

IDENTIF. REFERENCE

MAY 2 1 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681292