4659 12/31 513.50- CHECK

WARRANTY DEED

BOOK 5549 PAGE 515

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth Hargrove Wagner	(same)	144-3
(NAME)	(NAME)	Par 4 Js
1066 Lynwood Boulevard		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, receipt of which is hereby acknowledged, I, Russell Lee Wagner

have this day bargained and sold, and do hereby transfer and convey unto the said Ruth Hargrove Wagner, her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 24 and the westerly part of Lot No. 25 on the plan of Chickering Hills, Section One, as of record in book 2331, page 8, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Lynwood Boulevard at the common corner of Lots Nos. 23 and 24 on said plan; thence with the line between said two lots northerly 272.4 feet to a point in the southerly line of lot No. 12 on said plan; thence with the line between Lots Nos. 11, 12 and 24 on said plan easterly 140 feet to a monument at the northeast corner of said Lot No. 24; thence with the line between lots Nos. 11 and 25 on said plan northeasterly 56 feet to the northwest corner of the property conveyed to Herman Hudson by deed from W. L. Bainbridge, Jr. and wife, as of record in Book 2927, page 413, Register's Office for said County; thence with said Hudson's westerly line southerly 271.5 feet to a point in the northerly margin of said Boulevard, said point being 128 feet westerly from the southeast corner of said Lot No. 25; thence with the same around a slight curve to the right, westerly 287.61 feet to the beginning. Being the same real property conveyed to R. L. Wagner and Darlene O. Wagner by deed from Robert H. Chilton, Jr. and wife, Barbara H. Chilton dated July 29, 1964, filed July 30, 1964, and recorded in Book 3796, Page 106, in the Register's Office for Davidson County, Tennessee, and conveyed to R. L. Wagner by Darlene Osler Wagner by deed dated August __, 1978, and recorded the ____ day of December, 1979, in Book ____, Page ____ of said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $195,000

Subscribed and sworn to before me, this the 28th day of December 1979

Affiant Ruth Hargrove Wagner

My commission expires: 2-3-80 (Affix Seal)

Notary Public Betty Gray

This is unimproved ( ) improved (X) property, known as 1066 Lynwood Boulevard, Nashville, Tennessee
(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 Ruth Hargrove Wagner, her ..... *(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.*

I *further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruth Hargrove Wagner, her ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* December, *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.*

Russell Lee Wagner

Russell Lee Wagner

THIS INSTRUMENT PREPARED BY
WILLIAM B. DRESCHER, ATTY.
NATIONAL LIFE CENTER
NASHVILLE, TENNESSEE 37250

BOOK 5549 PAGE 516

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Grigsby, *a Notary Public in and for said County and State,* Russell Lee Wagner

the within named 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* 28th *day of* December, *19*79.

Betty Grigsby, *Notary Public*

BETTY GRIGSBY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
AUGUST 2, 1980

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

Russell Lee Wagner

TO

Ruth Hargrove Wagner

F 70168

IDENTIF. REFERENCE

DEC 31 1 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5540 PAGE 517

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			195000.00- CO	
			507.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 513.50-	
4659A	12/31/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 7 0 1 6 8

IDENTIF. REFERENCE

DEC 31 1 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 734271