This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5618 PAGE 594

6800

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Waggener, Jr. and wife, Cathy H. Waggener	First Tennessee Bank N. A. Memphis	171-7-35
(NAME) 6417 Cloverbrook Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tennessee 37027	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by John E. Waggener, Jr. and wife, Cathy H. Waggener and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Dr. Terry S. Wiggins and wife, Lorraine L. Papa

have this day bargained and sold, and do hereby transfer and convey unto the said John E. Waggener, Jr. and wife, Cathy H. Waggener

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plat of Resubdivision of Lots 37 and 38, Section 3 and 4, of Cloverland Acres, of record in Book 4715, page 18, said Register's Office.

Beginning at a point in the westerly margin of Cloverbrook Drive, at the common corner of Lot 39, Cloverland Acres, Section 3, as of record in Book 4660, page 25, and the herein described lot; thence leaving said drive with the line between said lots south 87 deg. 03' 39" west 224.33 feet to a concrete monument; thence south 48 deg. 49' 24" west 14.77 feet to a point, being the common corner of Lots 37 and 38; thence with the line between said lots in a northerly direction 223.76 feet to a point in the southerly margin of Cloverwood Drive; thence with said drive along a curve to the right having a radius of 874.08 feet a distance of 244.87 feet to a concrete monument, the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve in a southeasterly direction 37.97 feet to a concrete monument in the westerly margin of Cloverbrook Drive; thence with said drive, along a curve to the left, having a radius of 937.58 feet a distance of 165.0 feet to the point of beginning.

Being the same property conveyed to Dr. Terry S. Wiggins and wife, Lorraine L. Papa by deed from Roy S. Jones and wife, Cynthia Lynn Jones, of record in Book 5359, page 963, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4715, page 18, said Register's Office, which shows an Owner's Certificate, 40-foot building set-back line from Cloverwood Drive, 120-foot building set-back line from Cloverbrook Drive, a 20-foot easement for public utilities and drainage, and a 2.5 X 25-foot utility anchor easement; and restristions of record in Book 4698, page 963, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 101,000.00

Subscribed and sworn to before me, this the 27th day of June 19 80

Affiant

My commission expires: 7-22-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6417 Cloverbrook Drive, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 27th *day of* JUNE, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dr. Terry S. Wiggins

Lorraine L. Papa

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Dr. Terry S. Wiggins and wife, Lorraine L. Papa,

the within named bargainor S., 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* 27th *day of* June, *19* 80.

Mary P. Whitworth *Notary Public*

NOTARY PUBLIC

Commission expires 2-22-81

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 238312
~~NASHVILLE, TENN. 37238~~

WARRANTY DEED

FROM

Dr. Terry S. Wiggins and wife, Lorraine L. Papa

TO

John E. Waggener, Jr. and wife, Cathy H. Waggener

F 9 5 4 2 5

IDENTIF. REFERENCE

JUN 30 8 46 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5618 PAGE 596

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
			101000.00- CO	
			262.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 269.10-	
6808A06/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95425

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IDENTIF. REFERENCE

JUN 30 8 47 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 765190