OFFICIAL RECEIPT

8832 11/09 110.50 CHECK

BOOK 5961 PAGE 827

H I 6 4 4 4

IDENTIF. REFERENCE

Nov 9 10 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Roy Charles Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER 1982

Notary Public

MY COMMISSION EXPIRES: 1-2-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Charles Waggoner (NAME)	Percy Galbreath & Son, Inc. (NAME)	MAP 120-14
1308 Cummins Drive (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	PARCEL 46
Nashville, Tennessee 37217 (CITY) (STATE) (P.O.ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	2DA-45092

FOR AND 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, Charles J. Hackworth and wife Emily McLean Hackworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Charles Waggoner and wife Reba Jane Waggoner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT

BEING Lot No. 148 on the Map of Airport Estates, as of record in Book 1130, Page 83, Register's Office for Davidson County, Tennessee, and described as follows:
SAID Lot No. 148 fronts 70 feet on the northerly side of Cummins Drive and runs back 175.1 feet on the easterly line and 154.6 feet on the westerly line to a dead line on which it measures 76.2 feet.

BEING the same property conveyed to Charles J. Hackworth by Final Divorce Decree XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, of record in Book 5831, Page 803, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 1394, Page 143, Register's Office for said County.

THIS conveyance is subject to a 40 foot Minimum Building Setback Line from Cummins Drive, and a 10 foot Public Utility Easement along rear lot line.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Also being the same property conveyed to Charles J. Hackworth and wife Brenda Carol Hackworth by deed of record in Book 4773, Page 81, Register's Office said County. The said Charles J. Hackworth having since remarried.

This is unimproved / improved (XX) property, known as 1308 Cummins Drive (House Number) (Street) Nashville, Tennessee 37217 (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 heir 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 my hand this 3RD day of NOVEMBER, 19 82

x Charles J. Hackworth
Charles J. Hackworth

X Emily McLean Hackworth
Emily McLean Hackworth

Emily McLean Hackworth is joining in this conveyance to convey any and all rights she may have to subject property.

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5961 PAGE 828

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Hackworth and wife Emily McLean Hackworth

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 3RD day of NOVEMBER 19 82

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ____ and ____ respectively of the ____ the within named bargainer, and corporation, and that (he) as such ____ (they) and ____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19 ____.

My commission expires ____

Notary Public

WARRANTY DEED

FROM
Charles J. Hackworth

TO
Roy Charles Waggoner

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____ BOOK 5961 PAGE 829

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

40000.00- CO
164.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
0032A11/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 4 4 4

IDENTIF. REFERENCE

Nov 9 10 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909336