File Book 6

FORM NO. WD-1

BOOK 6012 PAGE 600

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1983.

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas I. Holman, 230 Fourth Avenue, North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Waggoner, Sr. et ux (NAME)	SAME (NAME)	103-16-B-76
Unit No. 705 Windsor Tower 4215 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-79385
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Union Financial Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Waggoner, Sr. and wife, Ruby Key Waggoner

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:

BEING Unit No. 705, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .765% interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to Union Financial Corporation, a Tennessee corporation by deed from Windsor Tower, Inc., a Tennessee corporation, of record in Book 5900, page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 66-27-101 to 122, both inclusive of the Tennessee Code Annotated, as amended; terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 4215 Harding Road Homeowner's Association filed July 19, 1978 and recorded in Book 5200, page 71, said Register's Office, and the By-Laws of said Association recorded in Book 5313, page 358, said Register's Office; twenty-foot permanent sanitary sewer and drainage easement and an additional 15 foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway; and, all real property taxes for 1983 which have been prorated and assumed by the purchaser, and by acceptance of this deed, Grantee accepts and agrees to abide by all of the foregoing.

This is unimproved ( ) improved (X) property, known as Unit No. 705, Windsor Tower, 4215 Harding Road, Nashville, TN 37205
(House Number) (Street) (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 its hand this 25th day of February, 1983

UNION FINANCIAL CORPORATION

By: J. Day Peeler
J. Day Peeler
Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6012 PAGE 601

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Jay Peeler with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President of the Union Financial Corporation the within named bargainor, a corporation, and that (he) as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Jay Peeler as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of February, 19 83

My commission expires 10-19-86

Mary M. Munoh
Notary Public

Returns: Metropolitan Federal

WARRANTY DEED

FROM

UNION FINANCIAL CORPORATION

TO

JOHN C. WAGGONER, SR. and wife,

RUBY KEY WAGGONER

H 3 3 1 5 9

IDENTIF. REFERENCE

FEB 28 2 24 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9755 02/28 253.24- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6012 PAGE 602

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
			94900.00-	CO
			246.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	253.24-
9755A	02/28/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 | 5 9

IDENTIF. REFERENCE

FEB 28 2 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931829