Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
P.F. Waggoner 5956 Sedberry Road Nashville, Tennessee 37205	Same as owner	92-12 50 9W 740
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

SPECIAL WARRANTY DEED BOOK 6096 PAGE 972

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville City Bank and Trust Co. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said P.F. Waggoner (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee shall assume responsibiilty for payment.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Frank Waggoner
Affiant

Subscribed and sworn to before me this 18th day of January, 1983.

Notary Public
My Commission Expires 6/26/85

NOTARY PUBLIC SUMNER COUNTY, TENN.

This is unimproved property, known as 1919 Charlotte Avenue, Nashville, Tennessee.

OFFICIAL RECEIPT

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants with the said Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of July, 1983.

NASHVILLE CITY BANK AND TRUST CO.

By: Ronnie W. Cothron

Title: Special Assets Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the State and County aforesaid, personally appeared Ronnie W. Cothron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Special Assets Officer of Nashville City Bank and Trust Co., the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Special Assets Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 1983.

John E Murdock III

Notary Public

My Commission Expires: 10/2/85

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENN.

cbawagnrwd

EXHIBIT "A"

BEING Lot No. 1 on the plan of P. A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, page 128, Register's Office for said County.

SAID Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue, formerly Cedar Street, and runs back 177 feet on the easterly line and 188 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear alley.

BEING the same property conveyed to Nashville City Bank and Trust Company by deed from Narcisco H. Saavedra and wife, Princess P. Saavedra, of record in Book 4999, page 565, Register's Office for Davidson County, Tennessee.

RUSH

H 6 1 1 3 6

IDENTIF. REFERENCE

JUL 18 4 PM '88

FELIX Z. DANOSON COUNTY, TN
REGISTER

2755 07/18/88 10:51 CHECK

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6096 PAGE 975

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
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	51.10-
2755A07/18/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6: I: 1 3 6

IDENTIF. REFERENCE

Jul 18 4 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 964467