WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6215 PAGE 455

This instrument prepared by:

Allen W. Wallace (Name) | 110 West Main Street (Street address or Route Number)

Waverly (City) | Tennessee (STATE) | 37185 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm. David & Linda W. Abner (NAME:)	Eagle Mortgage & Investment Co. (NAME:)	
240 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	Map 133-02, Parcel 124
Nashville, TN 37211 (CITY) STATE (ZIP CODE)	Lexington, KY 40512 (CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of $43,000.00

Forty-three thousand and no/100 ($43,000.00) ---------- DOLLARS

cash in hand paid to Boyd Mitchell and Paul Choate, the receipt of which is hereby acknowledged, and for other good and valuable consideration,

H S 7 9 2 0 IDENTIF. REFERENCE JAN 17 1 43 PM 84 FELIX A. ... REGISTER DAVIDSON COUNTY

We, Boyd Mitchell and Paul Choate

have bargained and sold, and by these presents do transfer and convey unto the said

William David Abner and Linda W. Abner, their

heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Being a part of Lot No. 7 on the Plan of Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", page 442, Chancery Court at Nashville, being Lots Nos. 1 and 2 on the unrecorded Map of A.C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, Mary 3, 1940, as follows:

Beginning at the northwest corner of the Antioch Pike and Wingate Avenue; thence with the northerly margin of said pike, westwardly 100 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots northwardly 170.2 feet; thence eastwardly 100 feet to the westerly margin of Wingate Avenuc; thence with said Avenue, southwardly 172 feet to the beginning.

Being the property conveyed to William Clyde Waggoner and Alice Lee Waggoner by deed of record in Deed Book 2492, Page 447, Register's Office of Davidson County, Tennessee, said William Clyde Waggoner having died June 25, 1974, and Alice Lee Waggoner having died on August 16, 1983, leaving a Will probated in the Probate Court of Davidson County, Tennessee, on September 7, 1983, wherein aforesaid property was willed to grantors herein.

Included in the above description but specifically excluded therefrom is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4388, page 690, Register's Office for Davidson County, Tennessee, described as follows: A tract or parcel of land in the 30th Councilmanic Distric of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded may pf A. C. Roth;s property and described according to a right-of-way Plan known as Old Antioch Pike, Project 64-R-2, made by the Public Works Department of said Government. Beginning at the present Northwest intersection of Antioch Pike and Wingate Avenue; thence with the margin of said Pike Westerly 14.23 feet to a point on a curve that has a 25-foot radius on the new relocated Northerly margin of Antioch Pike; thence Northeasterly 22.25 feet along said curve to a point at its terminus; thence North 89 deg. 10' East 5.0 feet

(DESCRIPTION CONTINUED ON REVERSE)

01/17 124.30- CHECK

3737

along the new relocated Northerly margin of Antioch Pike to a point on the present Westerly margin of Wingate Avenue; thence South 1 deg. 43' West 19.83 feet along the present Westerly margin of Wingate Avenue to the point of beginning and containing 269 square feet.

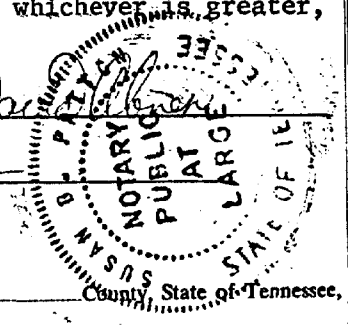
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $43,000.00.

William David Abner
Affiant

Subscribed and sworn to before me this 12th day of January, 1984
My Commission Expires: 11/1/87

Susan B. Keith
Notary Public



The previous and last conveyance being a Deed to

from

Registered in Register's Office of _____ County, State of Tennessee,

in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

William David Abner and wife Linda W. Abner, their

heirs and assigns, forever. And we do covenant with the said William David Abner and wife Linda W. Abner,

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

William David Abner and wife Linda W. Abner, their

heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hand s, this 12th day of January, 1984

Witness:

x David Mitchell

x Paul B Choate

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19____, at _____ O'Clock _____ M.

_____
Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

Boyd Mitchell and Paul Choate

the bargainor S , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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Witness my hand and official seal, at Nashville

Tennessee, this 12th day of January, 1984

My Commission Expires 11/1/, 1987 Susan B. Watts Notary Public.

NOTARY PUBLIC AT LARGE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

My Commission Expires , 19 Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant.

Subscribed and sworn to before me this the day of ,

19 .

Register or Notary Public.

Warranty Deed

FROM

Boyd Mitchell and

Paul Choate

TO

William David Abner

and wife Linda W. Abner

STATE OF TENNESSEE

..... COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock..... M. Noted in Note Book

....., page....., and recorded in Book of Deeds....., Vol....., Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

43000.00- CAMT.
111.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 124.30-
6737A01/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97926

IDENTIF. REFERENCE

JAN 17 1 43 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 7145