ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald K. Waggoner	Federal Land Bank Assoc. of Gallatin	154-61
(NAME) Russell Rd	(NAME) P. O. Box 811	
(STREET ADDRESS OR ROUTE NUMBER) Kingston Spr. Tn	(STREET ADDRESS) Gallatin, Tennessee 37066	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6249 PAGE 186

For and in consideration of the sum of Sixty Thousand and 00/100----------
----------($60,000.00) DOLLARS

We, FRANK B. TYREE and wife, PATRICIA R. TYREE

have bargained and sold, and by these presents do transfer and convey unto the said RONALD K. WAGGONER/and wife, REBECCA E. WAGGONER Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Subdivision of Frank B. Tyree Property, of record in Book 5800, page 46, Register's Office for said County; described as follows:

BEGINNING on the southerly margin of Russell Road at an iron pin, in the northeast corner of the property conveyed to Howard P. Friedli and wife, Doris G. Friedli from Mary Marshall Buntley, a widow, of record in Book 3909, page 281, said Register's Office; thence with said Friedli's eastern boundary line S 00° 17' 52" W 472.05 feet to an existing iron pin in Friedli's northerly line; thence with Friedli's northerly line S 87° 12' 14" E 213.38 feet to an existing iron pin in the line between Lots Nos. 1 and 2 on said Plan; thence with the line between said two lots N 10° 54' 45" E 616.62 feet to the southerly margin of Russell Road; thence with the same around a slight curve southwesterly 95 feet, and continuing with the same S 68° 19' W 255.03 feet to the beginning, containing 3.288 acres, more or less.

BEING part of the real property conveyed to Frank B. Tyree and wife, Patricia R. Tyree by deed from Robert L. Johnson and wife, Evelyn Johnson, of record in Book 4825, page 514, Register's Office for Davidson County, Tennessee.

Howard P. Friedli and wife, Doris G. Friedli join in this conveyance for the sole purpose of agreeing on the property line between their property and that of Frank B. Tyree and wife, as shown on the Plan of Frank B. Tyree property, of record in Book 5800, page 46, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

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 15th day of March, 1984.

Frank B. Tyree — FRANK B. TYREE

Patricia R. Tyree — PATRICIA R. TYREE

Howard P. Friedli — HOWARD P. FRIEDLI

Doris G. Friedli — DORIS G. FRIEDLI

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6249 PAGE 187

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank B. Tyree and wife, Patricia R. Tyree

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1984.

My commission expires July 27, 1986 Notary Public Melvin E. Shoop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard P. Friedli and wife, Doris G. Friedli,

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 1984.

My commission expires July 27, 1986 Notary Public Melvin E. Shoop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Rebecca E. Waggoner

Sworn to and subscribed before me
this 15th day of March, 1984.

My commission expires July 21st, 1984 Notary Public Maryes D. Kingsley

Title 41

This instrument was prepared by:
Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201

Name	Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
SINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

127 03/15 162.50- CHECK

WARRANTY DEED

I 0 8 7 7 2

FROM Frank B. Tyree and wife, Patricia R. Tyree

TO Ronald K. Waggoner and wife, Rebecca E. Waggoner

IDENTIFICATION REFERENCE

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6249 PAGE 188

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
			60000.00- CONT.	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
0127A03/15/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 7 7 2

IDENTIF. REFERENCE

MAR 15 9 29 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 20127