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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,093.98 x Rolen Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 84

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rolen Waggoner and	Bailey Mortgage Company	Map 64-8
Zella L. Bridges (NAME)	(NAME)	
4508 Woodside Road	P. O. Box 1389	Parcel 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Jackson, MS 39205	4D-50105
(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, Fred J. Cox and wife, Scarlett J. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rolen Waggoner and Zella L. Bridges

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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Woodside Subdivision, Section I, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 38 fronts 118 feet on the northeasterly side of Woodside Road and extends back 318.92 feet on the northwesterly line and 338.17 feet on the southeasterly line which is a broken line, to a dead lin e in the rear measuring 26.98 feet thereon.

BEING the same property conveyed to Fred J. Cox and wife, Scarlett J. Cox by deed from Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company, of record in Book 5381, page 99, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5165, page 321, said Register's Office and all easements and setback lines as shown on the recorded plat.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a deed of trust filed of record in Book 5381, page 101, as re-recorded in Book 5383, page 746, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

CHECK

This is unimproved ( ) improved (XX) property, known as 4508 Woodside Road (House Number) (Street) Old Hickory, TN 37138 (P. O. Address) (City or Town) (Postal Zip)

03/20 201.76

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 our hand s this x 13th day of March, 19 84

FRED J. COX: x Fred J. Cox

SCARLETT J. COX: Scarlett J. Cox

1137

STATE OF ~~TENNESSEE~~ PENNSYLVANIA

COUNTY OF WESTMORELAND

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred J. Cox and wife, Scarlett J. Cox, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Youngwood, PA, ~~Tennessee~~, this 13th day of March, 1984.

Commission expires 1-26-85

Robert E. Clyatt
Notary Public

STATE OF TENNESSEE

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 bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

FRED J. COX AND WIFE,

SCARLETT J. COX

TO

ZELLA L. BRIDGES AND

ROLEN WAGGONER

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RUSH

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAR 20 9 46 AM '84

IDENTIFICATION REFERENCE

10594

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
			75093.98- CAMT.	
			195.26 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.76-
			1137A03/20/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 5 9 4

T IDENTIF. REFERENCE

MAR 20 9 46 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21110