FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

Juanita Bauguess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 1987

(AFFIX SEAL)

BOOK 6335 PAGE 280

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Bauguess (NAME)	Citizens & Southern National Bank (NAME)	62-13-91
4107 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	15DZ 35560
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (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, Shannon B. Williams, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Bauguess, unmarried,

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. 19 on the plan of George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract called Riverbluff, of record in Book 843, page 101, Register's Office for said County.

SAID Lot No. 19 fronts 100 feet on the southwesterly margin of Moss Rose Drive (formerly Claypool Street) and extends back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Shannon B. Williams by deed from Clare Lindsey and wife, Leona Lindsey, of record in Book 5831, page 143, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to easements and other matters of record in Book 4193, page 468, said Register's Office.

I 35284
IDENTIFICATION REFERENCE
JUL 11 10 49 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved (XXX) unimproved ( ) property, known as 4107 Moss Rose Drive, Nashville, TN 37216
(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 my hand this 9th day of July, 19 84

Shannon B. Williams
Shannon B. Williams

07/11 1:49:48 CHECK
3520

STATE OF TENNESSEE
Davidson County

BOOK 6335 PAGE 281

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon B. Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July 19 84

Commission expires Nov 1, 1987

*or proved to me on the basis of satisfactory evidence, Notary Public

STATE OF TENNESSEE
Davidson County

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
SHANNON B. WILLIAMS

TO
JUANITA BAUGUESS

RETURN TO: JCB

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6335 PAGE 282

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
			51500.00- CAMT.	
			133.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
			2520A07/11/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

135284

IDENTIF. REFERENCE

JUL 11 10 50 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0051615