BOOK 6412 PAGE 765

Address New Owner as follow:	Send tax bills to:	Map & Parcel
Sandra Faye Waggoner 1925 Meadow Cliff Nashville, TN 37216	Singleton Mortgage P. O. Box 171307 Memphis, TN 38187	Map 95-5-A Parcel 44 3DZ-39720

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, James Key and wife, Dorothy P. Key, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Sandra Faye Waggoner, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 44, Belle Acres, Section One, as of record in Plat Book 5200, Page 144 and revised in Plat Book 5200, Page 227, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING the same property conveyed to James Key and wife, Dorothy P. Key by deed from C & S Builders, Inc. of record in Book 5682, Page 38, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to a Deed of Trust of record in Book 5682, Page 41, said Register's Office, which the herein named Grantee hereby assumes and agrees to pay, Declaration of Covenants, Conditions and Restrictions of Belle Acres, Section One, of record in Book 5408, Page 360, said Register's Office, the Plan of record in Book 5200, Page 144 and revised in Book 5200, Page 227, said Register's Office.

A purchase money deed of trust is being recorded simultaneously herewith.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 1925 Meadow Cliff, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Sandra Faye Waggoner, unmarried , his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

RUSH

I 5 9 5 2 9

IDENTIF. REFERENCE

Oct 26 1 44 PM '84

FELIX A. MCCLARAN REGISTER
DAVIDSON COUNTY, TN

2357

WITNESS our hands on this the 24th day of October, 1984.

James Key
James Key

Dorothy P. Key
Dorothy P. Key

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Key and wife, Dorothy P. Key, the within named bargainors 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 on this the 24th day of October, 1984.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88 .

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Sandra Faye Waggoner
Affiant

Subscribed and sworn to before me this the 24th day of October, 1984.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6412 PAGE 767

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

47000.00- CA'1T.
122.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.70-
2357A10/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 5 2 9

IDENTIF. REFERENCE

Oct 26 1 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0080554