B0433

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John W. Wagster et ux	Same as new owner	24W-7665
(NAME)	(NAME)	
5312 General Forest Court		104-11-345
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6478 PAGE 665

For and in consideration of the sum of Ten and ($10.00) no/100---------- DOLLARS

Cash in hand paid by the Grantee(s) herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John Arthur Trumpore and Deborah Ann Ezell Denson,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Wagster and wife, Lynda W. Wagster

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. 28 and the westerly 20 feet of Lot No. 29 on the Map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 70 feet on the southerly side of St. Bernard Avenue and extends back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to John Arthur Trumpore and Deborah Ann Ezell by deed from Rodney B. Piercey, An Unmarried Person, of record in Book 6235, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the proration of the 1985 taxes.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN
JAN 22 2 20 PM '85

IDENTIF. REFERENCE

I 7 8 2 2 6

This is improved (XX) unimproved ( ) property, known as 2307 Bernard Avenue (House Number) (Street)
Nashville, Tennessee 37212
(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 18th day of January, 19 85.

John Arthur Trumpore

Deborah Ann Ezell Denson

BOOK 6478 PAGE 666

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Arthur Trumpore and Deborah Ann Ezell Denson

the 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 at Nashville, Tennessee, this 18th day of January, 19 85

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 66,450.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 18th day of January, 19 85.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney 2211 Crestmoore Road Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM
John Arthur Trumpore
Deborah Ann Ezell Denson

TO
John W. Wagster
Lynda W. Wagster

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 6478 PAGE 667

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

66450.00- CAMT.
172.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.14-
5241A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1-7-8-2-2-6

IDENTIF. REFERENCE

JAN 22 2 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102814