THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Thomas Waggoner	Leader Federal Savings & Loan	11D-18510
205 S. Graycroft Avenue	Association	51-2-22
Madison, TN 37115	158 Madison Avenue	
	Memphis, Tennessee 38103	

WARRANTY DEED

BOOK 6670 PAGE 166

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Opal W. Mefford Eller and Lucille Wells Stallings

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Thomas Waggoner and wife, Nova Lee Waggoner

hereinafter called the Grantee, Grantee's 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 a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of South Graycroft Avenue at the southwesterly corner of the property conveyed to L. A. Gillem, Jr., of record in Book 2489, page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville, of record in Book 2548, page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction, 266 feet, more or less, erroneously referred to in a prior conveyance as 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to Lewis R. Mefford, Sr. and wife, Opal W. Mefford by deed from John A. Mefford, Trustee, of record in Book 2398, page 589, said Register's Office. Lewis R. Mefford, Sr. has since died. Opal W. Mefford, now known as Opal W. Mefford Eller, as surviving spouse, has subsequently conveyed her interest in subject property to Opal W. Mefford Eller and Lucille Wells Stallings by Quitclaim Deed in Book 5588, page 464, said Register's Office. This is (un)improved property, known as 205 S. Graycroft Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of September, 1985.

Lucille W. Stallings
Lucille Wells Stallings

Opal W Mefford Eller
Opal W. Mefford Eller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th **day of** September, 1985, **before me personally appeared** Opal W. Mefford Eller and Lucille Wells Stallings, **to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that** he **executed the same as** their **free act and deed.**

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6570 PAGE 167

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00.

William Thomas Waggoner
Affiant

Subscribed and sworn to before me, this the 27th day of September, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Opal W. Mefford Eller and Lucille Wells Stallings

to:
William Thomas Waggoner and wife, Nova Lee Waggoner

FELIX Z. MILLER II REGISTER
DAVIDSON COUNTY, TN
OCT 1 3 26 PM '85

Return to: cs
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

4 0 8 0 8

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6670 PAGE 168

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			131000.00- CA'IT.	
			340.60 CSTAX	
			.50 PREE'	
			6.00 WDE'D	
			CHECK 347.10-	
			2247A10/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40808

IDENTIFICATION REFERENCE

OCT 1 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177828