File Box 38
4319

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6743 PAGE 326

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMPSON S. DENT, JR. (NAME)	New Owner (NAME)	92-12
2324 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	50
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9W 740

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, P. F. WAGGONER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 1 on the plan of Peter A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, Page 128, Register's Office for said county.

Said part of Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue formerly Cedar Street, and runs back 177 feet on the easterly line and 188 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear alley.

Included in the above description but excluded therefrom is a strip of land sold to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4471, page 39, said Register's Office, described as follows:

Land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the plan of Peter A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, Page 128, Register's Office for said county and described according to a survey made by Consoer, Townsend & Associates, Engineers for the Public Works Department of said Government, known as Project No. 68-R-43, Charlotte Avenue.

Said part of Lot No. 1 fronts 50 feet on the present southerly margin of Charlotte Avenue, formerly Cedar Street and runs back 43.6 feet between parallel lines to points on the new relocated southerly margin of Charlotte Avenue in which it measures 50 feet thereon. The same being parallel to and 42 feet from the present southerly margin of said Avenue.

Being the same property conveyed to P. F. Waggoner by deed from Nashville City Bank and Trust Co. of record in Book 6096, page 972, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 1919 Charlotte Pike, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of December, 19 85.

P. F. Waggoner

P. F. WAGGONER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. F. WAGGONER

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 19 85.

My commission expires 1/10/89 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

63304

IDENTIFICATION REFERENCE

Dec 23 11 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM P. F. WAGGONER

TO THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

450[illegible].00- CONT.
117.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK - 123.50-
911DA12/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63304

IDENTIFICATION REFERENCE

DEC 23 11 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204023