STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 2-23-89

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald K. Waggoner, Jr. (NAME)	CBS Mortgage Company, Inc. (NAME)	MAP 133-2
307 McCall Street (STREET ADDRESS OR ROUTE NUMBER)	2021 University Boulevard (STREET ADDRESS)	PAR 331
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35233 (CITY) (STATE) (ZIP)	06DA 55824

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, Ron E. Gant and wife, Deborah D. Gant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald K. Waggoner, Jr.

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, Tennesee, as follows: Lot No. 12 and the east half of lot No.11 on the Map of the McLester Addition to Nolen Heights of record in Book No. 421, at page 92, of the Register's Office for Davidson County, Tennessee. Said Lot No. 12 and the east half of Lot No. 11 front together 75 feet on the southerly side of McCall Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ron E. Gant by quitclaim deed from Ron E. Gant and wife, Libby Sue Gant, of record in Book 5629, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

0 3 8 4 5

IDENTIFICATION REFERENCE

MAY 23 10 02 AM 86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 307 McCall Street, (House Number) (Street) Nashville, TN 37211 (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 20th day of May, 19 86

Ron E. Gant

Deborah D. Gant

Deborah D. Gant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron E. Gant and wife, Deborah D. Gant

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of May 19 86

Commission expires 2-27-89

Leon Sharber
Notary Public

STATE OF TENNESSEE }

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
Ron E. Gant

TO
Ronald K. Waggoner, Jr.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 6866 PAGE 121

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00-	CAMT.
			143.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 149.50-
7635A05/23/86				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3 8 4 5

IDENTIFICATION REFERENCE

MAY 23 10 02 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 251380