BOOK 7468 PAGE 989

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Joseph B. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/10/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Waggoner (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	MAP 82-16
916 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P.O.Box 7137 (STREET ADDRESS)	PARCEL 405
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND 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, William Talley Irvine and wife, Virginia G. Irvine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph B. Waggoner and Marie R. Waggoner, both unmarried

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.

Being Lot No. 2 on the Plan of Confederate Hill, Lot as of record in Book 57, page 32, Register's Office for Davidson County, Tennesssee. Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to William Talley Irvine by Quitclaim Deed from George Irvine of record in Book 6208, page 566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Virginia G. Irvine, wife of William Talley Irvine, joins in this conveyance to convey any and all interest she may have in said property, included but not limited to her marital interest.

04708

IDENTIFICATION REFERENCE

FEB 16 8 08 AM '88

ELLIA E. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 916 Shelby Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 5th day of February, 19 88

Mrs. William Talley Irvine

William Talley Irvine William Talley Irvine Virginia G. Irvine
Virginia G. Irvine

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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 William Talley Irvine and wife, Virginia G. Irvine

the bargainor S, 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 5th day of February 19 88

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

6597 02/16 0101 03CHECK 76.50

WARRANTY DEED

FROM William Talley Irvine and wife, Virginia G. Irvine

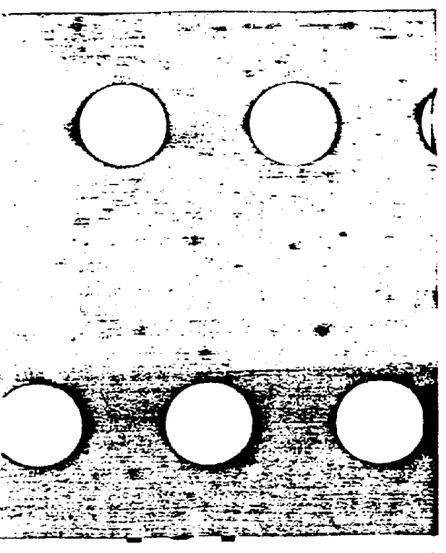
TO Joseph B. Waggoner and Marie R. Waggoner, both unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 25000.00
CON TX 70.00
PRFEE 0.50
WDEED 6.00
TOTAL 76.50
CHECK 76.50

02/16/88 01 08:10 0001 6597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04708.

IDENTIFICATION REFERENCE

FEB 16 8 06 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 61398