BOOK 7927 PAGE 227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Robert L. Waggoner, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 89

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LINDA S. HARRIS, ATTORNEY ONE BURTON HILLS BLVD. SUITE 220 NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Waggoner, Jr.	Sears Mortgage Corporation	162-05
(NAME)	(NAME)	
275 Townes Drive	300 Knightsbridge Parkway	181
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211	Lincolnshire, Illinois 60069	05DU 55256
(CITY) (STATE) (ZIP)	(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, Lawrence H. Foster, Jr. and wife, Kathryn Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Waggoner, Jr. and wife, Marie E. Waggoner

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. 119 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence H. Foster, Jr. and wife, Kathryn Foster by deed from Gary N. Wince and Gracellyn R. Wince of record in Book 5524, page 651, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4556, page 718, said Register's Office.

This conveyance is subject to any and all existing easments of record.

6 2 3 5 5.

IDENTIFICATION REFERENCE

AUG 31 9 20 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 275 Townes Drive, Nashville, TN. 37211
(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 our hand S this 24th day of August, 1989

Lawrence H. Foster, Jr. — Kathryn Foster

Lawrence H. Foster, Jr. — Kathryn Foster

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 Lawrence H. Foster, Jr. and wife, Kathryn Foster

the bargainor S, 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 24th day of August 19 89.

Commission expires September 26, 1992

Linda S. Harris
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

WARRANTY DEED

FROM

Lawrence H. Foster, Jr. and wife,
Kathryn Foster

TO

Robert L. Waggoner, Jr.
[illegible] Waggoner

RETURN TO:

LINDA S. HARRIS, ATTORNEY
ONE BURTON HILLS BLVD.
SUITE 220
NASHVILLE, TN 37215

11:42 08/31 0101 03CHECK 206.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7927 PAGE 229

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 60500.00
CON TX 199.65
PRFEE 1.00
WDEED 6.00
TOTAL 206.65
CHECK 206.65

08/31/89 01 09:21 0001 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 3 5 5

IDENTIFI REFERENCE

AUG 31 9 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244338