BOOK 8052 PAGE 586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Dennis W. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 90

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS W. WAGGONER, UNMARRIED	SEARS MORTGAGE CORPORATION, AND	44-15-400
(NAME) 1101 BIRDSALL STREET	(NAME) 2500 LAKE COOK ROAD	4D44615
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) RIVERWOODS, ILLINOIS	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WILLIAM B. JAKES, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS W. WAGGONER, 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. 30 OF SECTION "B" ON THE PLAN OF VILLAGE OF OLD HICKORY AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE EASTERLY SIDE OF BIRDSALL STREET AT THE CORNER OF LOTS NO. 30 AND 31; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 88.4 FEET TO THE CORNER OF LOTS NOS. 18,19,30 AND 31; THENCE WITH THE LINE BETWEEN LOTS NOS. 18 AND 30 NORTHWARDLY 55.5 FEET TO THE SOUTHERLY SIDE OF ELEVENTH STREET; THENCE WITH SAID STREET WESTWARDLY 78.4 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 10 FEET, A DISTANCE OF 15.8 FEET TO THE EASTERLY SIDE OF BIRDSALL STREET; THENCE WITH SAID STREET SOUTHWARDLY 45.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM B. JAKES, III BY DEED OF RECORD IN BOOK 6880, PAGE 737, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

RITA J. JAKES, SPOUSE OF WILLIAM B. JAKES, III, JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO DENNIS W. WAGGONER, UNMARRIED.

This is improved X unimproved property, known as 1101 BIRDSALL STREET , OLD HICKORY , TN , 37138
(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 16th day of February, 19 90

WILLIAM B. JAKES, III: William B. Jakes RITA J. JAKES Rita J. Jakes

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me,
WILLIAM B. JAKES, III AND SPOUSE RITA J. JAKES
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 1990 W.K.

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

06490

IDENTIF. REFERENCE

FEB 27 9 00 AM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

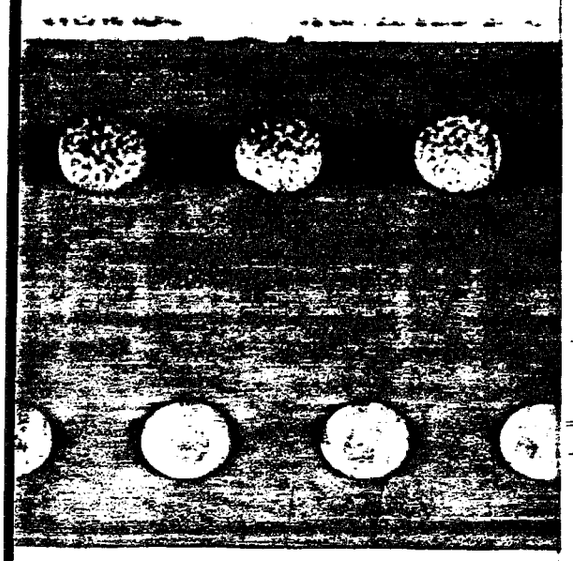
5988 02/27 0101 03CHECK 264.40

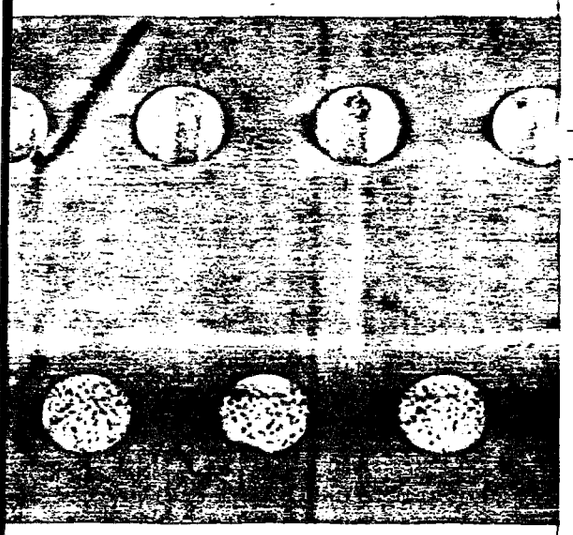
WARRANTY DEED

FROM
WILLIAM B. JAKES, III

TO
DENNIS W. WAGGONER, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





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

CAMT 78000.00
CON TX 257.40
PRFEE 1.00
WDEED 6.00
TOTAL 264.40
CHECK 264.40

02/27/90 01 08:57 0001 5988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06490

IDENTIF. REFERENCE

FEB 27 9 00 AM '90

DAVIDSON COUNTY TN.

No. 295950