Bk 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. D. Hall (NAME)	Sovran Bank/Central South (NAME)	11D 18510
205-207 South Graycroft (ADDRESS)	800 Main Street (ADDRESS)	51-2-22
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37206 (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, Nova Lee Waggoner, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. D. Hall and wife, Sue L. Hall

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, Tennessee, being a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of South Graycroft Avenue at the southwesterly corner of the property conveyed to L. A. Gillem, Jr., of record in Book 2489, page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville of record in Book 2548, page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction, 266 feet, more or less, erroneously referred to in a prior conveyance as 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.

Being the same property conveyed to William Thomas Waggoner and wife, Nova Lee Waggoner, by deed from Opal W. Mefford Eller and Lucille Wells Stallings, of record in Book 6670, page 166, Register's Office for Davidson County, Tennessee. The said William Thomas Waggoner having since died.

unimproved ( )
This is improved (X) property, known as 205-207 South Graycroft, Madison, Tennessee 37115
(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 2nd day of April, 19 90

Nova Lee Waggoner

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 Nova Lee Waggoner, a widow,

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of April 90.

Commission expires 5-26-92

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

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IDENTIF. TREFERENCE

APR 17 9 47 AM '90

DAVIDSON COUNTY TN.

1776 04/17 0101 03CHECK 482.20

WARRANTY DEED

FROM

Nova Lee Waggoner

TO

W. D. Hall and wife, Sue L. Hall

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 499

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	
				144000.00
			CON TX	475.20
			PRFEE	1.00
			WDEED	6.00
			TOTAL	482.20
			CHECK	482.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/90 01 09:47 0001 1776

I 9350

IDENTIF. REFERENCE

APR 17 9 47 AM '90

DAVIDSON COUNTY TN

No. 310880