26B

BOOK 8813 PAGE 220

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John E. Pickler,etux	Molton, Allen &	
307 MCall Street	1000 Urban Center Pkwy	Map 133-2
Nashville, TN 37211	Birmingham, AL 35202	Parcel 331

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 (This instrument prepared from information furnished by parties.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Ronald K. Waggoner, Jr. and wife Laura Waggoner, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John E. Pickler and wife Jennifer G. Pickler, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, 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 Ronald K. Waggoner, Jr. by Warranty Deed from Ron E. Gant and wife Deborah D. Gant record in Book 6866, Page 119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Molton, Allen & Williams and recorded in Book _____ at page _____, Register's Office for Davidson County, Tennessee which the Grantees hereby agrees to assume and pay.

In the event the Grantees herein fail to remit to the Mortgagee any monthly payments within 30 days of the due date of said payment upon the delivery and acceptance of this instrument by the Grantees, they agree to immediately convey to Ronald K. Waggoner, Jr. and wife Laura Waggoner by General Warranty Deed, title to the subject parcel of real property. Further the Grantees agree, in the event of said default to use their best efforts to assist Grantors in assuming the first mortgage on the property. In no event shall Grantees obligations hereunder continue in excess of five (5) years from date of the Warranty Deed.

This is improved property commonly known as 307 McCall Street, Nashville, Tennessee 37211.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $53,687.04.
[
Affiant
[Subscribed and sworn to before me this
[7th day of December, 1992.
Notary Public
[My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of December, 1992.

Ronald K. Waggoner, Jr.

Laura 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 Ronald K. Waggoner, Jr. and wife Laura Waggoner the bargainors, 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.

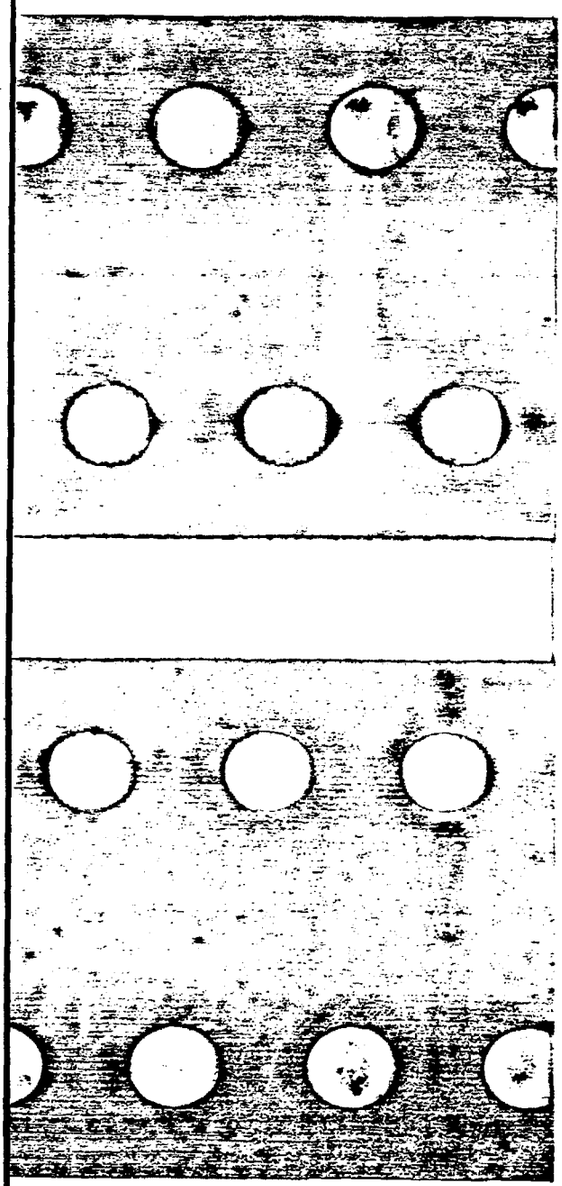
WITNESS our hand and official seal at Nashville, Tennessee, this 7th day of December, 1992.

Notary Public

My Commission Expires: 11/20/96

7.35.34
IDENTIFICATION REFERENCE
DEC 14 1 39 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1546 12/14 0101 03CHECK 207-69



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 53687.04
				CON TX 198.69
				PRFEE 1.00
				WDEED 8.00
				TOTAL 207.69
				CHECK 207.69
12/14/92	01			13:37 0001 1546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.35.34.

IDENTIFIED/REFERENCED

DEC 14 1 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600743