BOOK 9570PG108

95 JAN 12 PM 12:45

DAVIDSON COUNTY TN.

24924

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 35760
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harley P. Waggoner Barbara A. Waggoner 199 Forestwood Drive Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 103-5-25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael W. Karr and spouse, Dana C. Karr,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harley P. Waggoner and spouse, Barbara A. Waggoner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 50 on the plan of Hillwood Park, of record in Book 3300, page 27 and 28, Register's Office for said County.

SAID Lot No. 50, which is a corner lot, fronts 252.32 feet on the westerly margin of Forestwood Drive and fronts 160.83 feet on the southerly margin of Knob Road, said frontages being joined by a curve having a length of 37.62 feet, and extends back 177.2 feet on the westerly line and 174.2 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Michael W. Karr and wife, Dana C. Karr by deed from Richard H. Allen and wife, Mary Peggy Allen of record in Book 6879, page 336, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Michael W. Karr and Dana C. Carr by Carol Gorodetzky as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: Corner of 199 Forestwood Drive, Nashville, Tennessee 37209 and 5725 Knob Road, Nashville, Tennessee 37209.

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 1995.

Michael W. Karr

Michael W. Karr, By: Carol Gorodetzky, Atty-In-Fact

Dana C. Karr

Dana C. Karr, By: Carol Gorodetzky, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

Harbuck R. Jaggars
Affiant

Sworn and subscribed before me on the 11th day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Christy Wilkins Ivey
Notary Public

My Commission Expires: _____

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 **Carol Gorodetzky**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael W. Karr and Dana C. Karr**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

1567 01/12 0101 03CHECK 716.00

FROM: Michael W. Karr and Dana C. Karr

TO: Harley P. Waggoner and Barbara A. Waggoner

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carol Gorodetzky

Carol Gorodetzky, Affiant

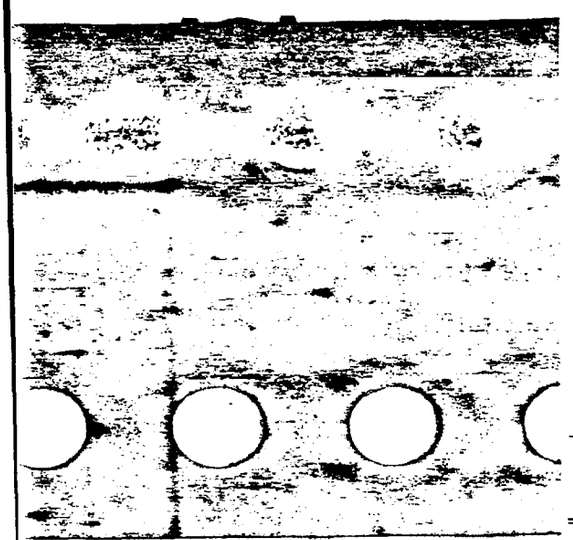
Sworn to and subscribed before me this

11th day of January, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95





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

RECEIVED OF _____

FOR _____

BOOK 9570 PG 111

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
190000.00
CON TX 703.00
PRFEE 1.00
~~WHEED 12.00~~
~~TOTAL 716.00~~
CHECK 716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/95 01 12:45 0001 1567

24924
IDENTIF. & REFERENCE

95 JAN 12 PM 12:45

REGISTER
DAVIDSON COUNTY, TN.

No. 871413