54

BOOK 10751 PG 140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

KIMBERLY R. FARMER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

N1297-762L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan A. Eslick (NAME)	Gold Key Mortgage (NAME)	MAP 104-11
2307 Bernard Avenue (ADDRESS)	2206 Franklin Road (ADDRESS)	PARCEL 345
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37027 (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, John W. Wagster and wife, Lynda W. Wagster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan A. Eslick

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 Davidso County, Tennessee, being Lot No. 28 and the westerly 20 feet of Lot No. 29 on the Map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 70 feet on the southerly side of St. Bernard Avenue and extends back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to John W. Wagster by deed from John Arthur Trumpmore and Deborah Ann Ezell Denson of record in Deed Book 6478, Page 665, Register's Office for said County.

This conveyance is subject to Overhang Easement of record in Deed Book 7642, Page 145, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2307 Bernard Avenue, Nashville, Tennessee 37212
(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 30th day of December, 19 97

John W. Wagster
By: John W Wagster
Margaret Hardison, Attorney-in-fact
Lynda W. Wagster
By: Lynda W Wagster
Margaret Hardison, Attorney-in-fact

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 _____

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 30th day of December 19 97.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30th day of December, 1997, before me personally appeared Margaret Hardison to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John W. Wagster and Lynda W. Wagster and who acknowledged that she executed the same as the free act and deed of the said John W. Wagster and Lynda W. Wagster by virtue of that Power of Attorney, duly executed by the said John W. Wagster and Lynda W. Wagster and appearing of record in Trust Deed Book _____, Page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 30th day of December, 1997..

Kimberly R Parker
Notary Public

My Commission Expires:2/18/01

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TE

98 JAN -8 AM 9:21

REGISTER

IDENTIF. & REFERENCE

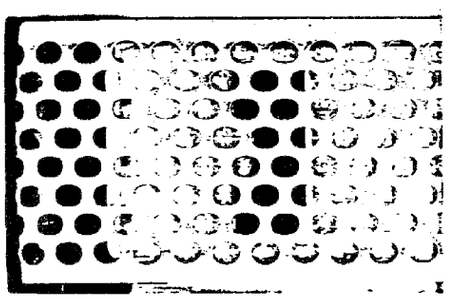
0388159

9880 01/08 0101 03CHECK 412.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10751 PAGE 142

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	109000.00
CON TX	403.30
PRFEE	1.00
WDEED	8.00
TOTAL	412.30
CHECK	412.30

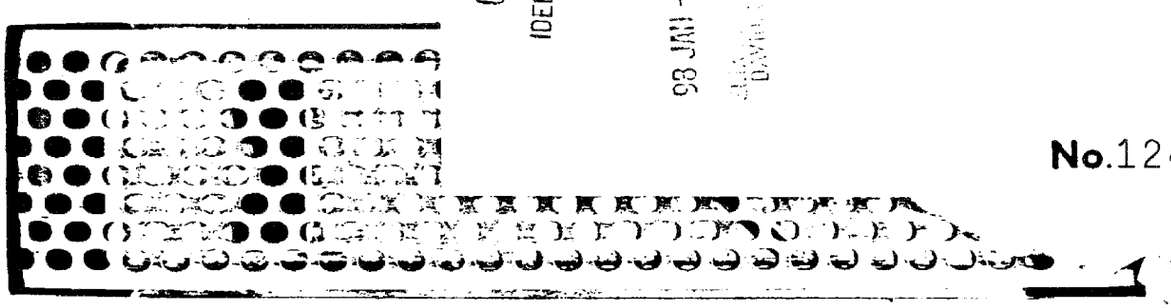
01/08/98 01 04:24:00001 9880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388159
IDENTIF. # REFERENCE

98 JAN -8 AM 9:21

REGISTER
DAVIDSON CO. TN.



No.1240548