BOOK 11053 PAGE 299

STATE OF TENNESSEE
COUNTY OF SUMNER

98-2024

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Carolyn R. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 98.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

Mail THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Carolyn R. Edwards | First American National Bank | 71-4 |
| (NAME) | (NAME) | |
| 138 Gordon Terrace | First American Center | 135 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37207 | Nashville, TN 37237 | 12DZ 6175 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (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, Don Jerome Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn R. Edwards, 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 the easterly 10 feet of Lot No. 38 and the westerly 90 feet of Lot No. 40 on th Map of John L. Gordon's Subdivision in the 12th Civil District of record in Book 843, page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the southerly side of Gordon Terrace and run back between parallel lines, to a dead line in the rear.

Being the same property conveyed to Don Jerome Waggoner partly by deed of record in Book 9303, page 229, Register's Office for Davidson County, Tennessee, and partly by deed recorded simultaneously herewith.

98 AUG -5 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0471280
IDENTIF. ↑ REFERENCE

2941 08/05 0101 03CHECK 299.23

This is improved property known as 138 Gordon Terrace, Nashville, TN 37207

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 his hand this 31st day of July, 19 98.

Don Jerome Waggoner
Don Jerome Waggoner

98-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Don Jerome Waggoner the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 31st day of July, 1998.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Don Jerome Waggoner

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of July, 1998.

My commission expires 5/20/2002

Janis L. Duree
Notary Public Janis L. Duree

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

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 301

| | | |
|---|---|---|
| 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 77900.00 | |
| | | | CON TX 288.23 | |
| | | | PRFEE 1.00 | |
| | | | MDEED 8.00 | |
| | | | CFEE 2.00 | |
| | | | TOTAL 299.23 | |
| | | | CHECK 299.23 | |
| 08/05/98 | 01 | | 13:27 0001 2941 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471280
IDENTIF. ↑ REFERENCE
98 AUG -5 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1328533