WARRANTY DEED Return to: All-Star Title, Inc. 120 Donelson Pike, Ste 201 Nashville, TN 37214 Ph: (615) 883-5883 Fax: (615) 883-7543	State of Tennessee County of ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is **$112,000.00.** Affiant Subscribed and sworn to before me, ~~this the 6th~~ day of June, 2005. Notary Public My commission expires: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dewayne Waggoner **Bobbie Jean Lawrence-Waggoner**	**SAME**	**081-03-128.00**
2406 14th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shartique Coure

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

Dewayne Waggoner and Wife Bobbie Jean Lawrence-Waggoner

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: BEING Lot No. 4 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plat Book 1, page 26, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 51 feet on the easterly side of 14th Avenue North and runs back 168.9 feet on the northerly line and 171.6 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Shartique Coure, by Deed from Horace L. King, unmarried, dated 02/25/05, of record in Instrument No. 20050228-0021401, Register's Office for Davidson County, TN.

This is improved (_x___) Unimproved (____) property, known as **2406 14th Avenue North, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **6th** day of **June, 2005.**

Shartique Coure

Davidson County DEEDWARR
Recvd: 06/13/05 12:19 2 pgs
Fees:13.00 Taxes:414.40

20050613-0067230

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, **Shartique Coure,** the within named sellers, 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, at office, this **6th** day of **June, 2005.**

Notary Public

My Commission Expires: 5/20/06

