This instrument prepared by:
Wm. F. Carpenter, Jr. Attorney
Nashville, Tennessee

BOOK 4806 PAGE 302

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Alan Wagner and wife	Same	
MARIE MARICE WAGNER	(NAME)	130-5
123 GILMAN AVENUE	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
NASHVILLE TENN 37205		6 lap
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND & NO/100 ---------- ----------($35,000.00) ---------- *Dollars,*

cash in hand paid by Robert Alan Wagner and wife, Marie Marice Wagner, the receipt of which is hereby acknowledged;

We, Sam McDonald Puryear and Martha Jane Puryear, sole heirs at law of Louise McDonald Puryear, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Alan Wagner and wife, Marie Marice Wagner, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 21 of Block "G" as shown on the Second Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the southerly side of Gilman Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Anderson Puryear and wife, Louise McDonald Puryear, by deed from George E Reese and wife, of record in Book 1641, Page 57, Register's Office for Davidson County, Tennessee, the said Anderson Puryear and Louise McDonald Puryear having since died, and the same property devised to Sam McDonald Puryear and Martha Jane Puryear by Will of Louise McDonald Puryear, recorded in Minute Book 229, Page 392, and Will Book 108, page 568, County Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement and setback line shown on Plan of record in Book 113-, pp. 71 & 72 Register's Office for Davidson County, Tennessee; and
Restrictive covenants contained in instrument recorded in Book 1361, page 210 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 15TH day of April 19 74

Affiant

My commission expires: 1/30/1978 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 123 Gilman Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert Alan Wagner and wife, Marie Marice Wagner, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1974 which have been prorated

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert Alan Wagner and wife, Marie Marice Wagner, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 4th day of April, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Elizabeth Puryear, wife of Sam McDonald Puryear, joins in this conveyance for the purpose of conveying any interest she may have in the premises.

Dorothy Elizabeth Puryear
(Dorothy Elizabeth Puryear)

Sam McDonald Puryear
(Sam McDonald Puryear)

Martha Jane Puryear
(Martha Jane Puryear)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lorene Outlaw, a Notary Public in and for said County and State, Sam McDonald Puryear and wife, Dorothy Elizabeth Puryear, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 11 day of April, 1974.

Lorene Outlaw Notary Public

Commission expires 8-16-1977

STATE OF MISSISSIPPI }
COUNTY OF Hinds }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Jane Puryear, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson, Mississippi, this 4th day of April, 19 74.

Mrs. A. Ray Ratliff Notary Public.

Commission Expires My Commission Expires July 7, 1975

APR 16 7[illegible] CONV 35,000.00
APR 16 7[illegible] S'TAX A* 91.00
APR 16 7[illegible] PR'FEE A* .50
APR 16 7[illegible] W'DEED A* 4.00 * 95.50

WARRANTY DEED

FROM
Sam McDonald Puryear, Et Al

TO
Robert Alan Wagner, Et Ux

C 5 0 1 8 2

IDENTIF. REFERENCE

APR 16 12 57 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to:
Bain Rowlan
1400 American Trust Bldg.
Nashville, Tenn.