FORM NO. WD-1

BOOK 4905 PAGE 443

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

X Linda Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 75

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD E. WAGNER, et ux (NAME)	LOMAS & NETTLETON MORTGAGE CO. (NAME)	MAP. 129-11
#68 Vaughns Gap Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	PARCEL 66
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, THEODORE F. WALKER and wife, JOAN RIKE WALKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. WAGNER and wife, STELLA W. WAGNER

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 Lot No. 146 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 146 fronts 104.56 feet on the easterly side of Vaughns Gap Road, and extends back 150 feet on the northerly line and 150.05 feet on the southerly line, to a dead line in the rear on which it measures 103.84 feet.

BEING the same property conveyed to Theodore F. Walker and wife, Joan Rike Walker, by deed from James C. Thurman, III, and wife, Mary Lee P. Thurman, of record in Book 4429, page 847, Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN ASSUME AND AGREE TO PAY THE BALANCE OF AN INDEBTEDNESS OWED TO MURPHREE MORTGAGE COMPANY OR ITS ASSIGNS SECURED BY DEED OF TRUST OF RECORD IN BOOK 3774, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( ) This is improved (X) property, known as 68 Vaughns Gap Road, Nashville, Tennessee 37205
(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 17th day of April, 19 75

Theodore F. Walker
THEODORE F. WALKER

Joan R. Walker
JOAN RIKE WALKER

STATE OF TENNESSEE
Davidson County

BOOK 4905 PAGE 444

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THEODORE F. WALKER and wife, JOAN RIKE WALKER

the bargainor S, 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 17th day of April 19 75.

Commission expires 10/28/78

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ 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 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

WARRANTY DEED

FROM
THEODORE F. WALKER, et ux
JOAN RIKE WALKER

TO
DONALD E. WAGNER, et ux
STELLA W. WAGNER

C 94842

IDENTIF. REFERENCE

APR 18 1 12 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 18 75	CONV	47,900.00			
APR 18 75	S'TAX		A*	124.54	
APR 18 75	PR'FEE		A*	.50	
APR 18 75	W'DEED		A*	4.00	* 129.04