THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan
Attorneys At Law
1400 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5073 PAGE 316

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight A. Wagner, et ux	Home Federal Savings & Loan Assn.	Map 130-9-72
(NAME) 108 Clydelan Court	(NAME) 230 4th Avenue, North	Parcel 7D 31690
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars----------
----------($10.00)------ Dollars,
cash in hand paid by Dwight A Wagner and wife, Jill W. Wagner, hereinafter referred to as Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged

We, Ben Hardin Rowan and wife, Jennifer K. Rowan,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees

their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Warner Court, Section II, as of record in Book 2330, page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 108.4 feet on the north side of Clydelan Court and extends back 223 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Ben Hardin Rowan and wife, Jennifer K. Rowan, by deed from Ralph Forrest Langreck, Jr., and wife, Dorothy C. Langreck, of record in Book 4183, Page 670, 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 $ 55,000.00

Subscribed and sworn to before me, this the 29th day of September 1976.

My commission expires: 9/16/78 (Affix Seal)

Affiant: Ben H. Rowan

Notary Public: Nancy Shelton

This is improved (X) unimproved property, known as 108 Clydelan Court, Nashville, Tennessee 37205
(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 Grantees

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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand this 29th day of September, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer K. Rowan

Ben Hardin Rowan

BOOK 5073 PAGE 317

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean Brown, a Notary Public in and for said County and State, Ben Hardin Rowan and Jennifer K. Rowan

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 24th day of September, 19 76

Jean Brown
Notary Public

Commission expires My Commission Expires Nov. 26, 1978

JEAN BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

.....
Notary Public

Commission expires .....

SEP 29 76	CONV	55,000.00			
SEP 29 76	S'TAX		B*	143.00	
SEP 29 76	PR'FEE		B*	.50	
SEP 29 76	W'DEED		B*	4.00	* 147.50

FILED IN FILE ROOM
L- 07-80-370-6

WARRANTY DEED

FROM
Ben Hardin Rowan and wife,
Jennifer K. Rowan
TO
Dwight A. Wagner and wife,
Jill W. Wagner

D70262

T
IDENTIF. REFERENCE

SEP 29 3 47 PM '76

FEE
DAVIDSON CO. TENN.
REGISTER

Compliments of

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