Prepared by: Jeanne Dostal Coty
Nashville Law

BOOK 5325 PAGE 710

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Darlene Osler Wagner	Same	Map & Parcel No.
(NAME)	(NAME)	
678 Timber Lane		117-02C-40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($ 10.00) *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, I, Ruth Mitchell Fort

have this day bargained and sold, and do hereby transfer and convey unto the said Darlene Osler Wagner her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A part of Woodlawn Manor, Inc., tract of record in Plat Book 3700, at pages 111 and 112, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 40 on the said section plat together with the carport designated number 40A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ruth Mitchell Fort, by deed from Stanley W. Olson and wife, Lorraine C. Olson, of record in Book 4255, Page 281 R.O.D.C.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 16th day of August 19 78

Darlene Osler Wagner
Affiant

My commission expires: 10/8/81 (Affix Seal)

R. C. [illegible]
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (X) property, known as 678 Timber Lane, 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 Darlene Osler Wagner her *(successors), heirs and assigns forever.* I *covenant that* I am *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 as hereinabove set out; and except for 1978 taxes, which have been prorated and assumed by Grantee, and I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Darlene Osler Wagner her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 16th *day of* August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth Mitchell Fort

Ruth Mitchell Fort

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James R. Cheshire, III, *a Notary Public in and for said County and State,* Ruth Mitchell Fort

the within named 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 Nashville *this* 16th *day of* August, *19* 78

Commission expires 10/18/81 James R. Cheshire *Notary Public*

JAMES R. CHESHIRE III 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 .....

AUG 16 78	CONV	90,000.00	105,000.00		
AUG 16 78	CONV	15,000.00			
AUG 16 78	S'TAX		B*	273.00	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	4.00	* 277.50

WARRANTY DEED

FROM
RUTH MITCHELL FORT
TO
DARLENE OSLER WAGNER

E 8 3 1 1 4

IDENTIF. T REFERENCE

AUG 16 11 47 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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