This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5365 PAGE 452

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight A. Wagner et ux	Third National Mortgage Company	Map 149-5
(NAME)	(NAME)	
	P. O. Box 2628	Parcel 69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Dwight A. Wagner and wife, Jill W. Wagner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Dwight A. Wagner and wife, Jill W. Wagner have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $29,950.00, secured by deed of trust of record in Book 5034, page 615, Register's Office for Davidson County, Tennessee,

We, Bruce Bland and Sherri J. Bland

have this day bargained and sold, and do hereby transfer and convey unto the said Dwight A. Wagner and wife, Jill W. Wagner, *the Grantees herein, their (successors), heirs and assigns. certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 161 on the Plat of Barclay Square, Section III, of record in Plat Book 4675, page 154, Register's Office for said County.
Said Lot No. 161 fronts 83 feet on the westerly margin of Barclay Square Drive and extends back 126.75 feet on the northerly line, and 122.34 feet on the southerly line, to a line on the rear on which it measures 45.34 feet.

Being the same property conveyed to Bruce W. Bland and wife, Sherri J. Bland by deed from Randall Phillips Builders, Inc., of record in Book 5031, page 613, said Register's Office, the said parties having since divorced.

This conveyance is subject to 10-foot easement for public utilities and drainage, 30-foot setback line from Barclay Square Drive, and conditions of Owner's Certificate of record in Book 4675, page 154, Register's Office for said County; and restrictive covenants of record in Book 4872, page 490, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,867.21

Subscribed and sworn to before me, this the 15th day of November 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4853 Barclay Square Drive, Antioch, 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 thereto 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., except for 1978 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 hands this.....day of.....19.....the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bruce W Bland
Bruce Bland

Sherri J. Bland
Sherri J. Bland

Bruce Bland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L VOTA, *a Notary Public in and for said County and State,* Bruce Bland and Sherri J. Bland

*the within named 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* 15th *day of* NOVEMBER, *19*78.

NANCY L VOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nancy L Vota
Notary Public

Commission expires 4/18/82

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 .....

NOV20 78	CONV	35,867.21			
NOV20 78	S'TAX		B*	93.34	
NOV20 78	PR'FEE		B*	.50	
NOV20 78	W'DEED		B*	4.00	* 97.84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
#23652

WARRANTY DEED

FROM: Bruce Bland et al

TO: Dwight A. Wagner et ux

F 0 0 8 3 6

IDENTIF. REFERENCE

Nov 20 8 07 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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627