8337 03/13 92.38- CHECK

WARRANTY DEED

BOOK 5404 PAGE 696

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terri Julane Biega (NAME)	Realty Mortgage, Inc. (NAME)	96-5
2821 Colonial Circle (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Pkwy, Suite 250 (STREET ADDRESS)	118
Nashville, 37214, Tenn. (CITY) (P. O. ZONE) (STATE)	Atlanta, 30345 Ga. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5375, page 958, Register's Office for Davidson County, Tennessee.

We, Maurice Smith and wife, Amy Smith

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

James Wallace Wagner and Terri Julane Biega, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Lot No. 47 on the Plan of Colonial Village Subdivision as of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 70 feet on the southerly side of Colonial Circle and runs back between lines 276.1 feet on the westerly line and 278.66 feet on the easterly line to a line at the rear measuring 70.07 feet thereon.

Being the same property conveyed to Maurice Smith and wife, Amy Smith by deed from Christine M. Nusser of record in Book 5375, page 956, 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 $ 33,765.79

Subscribed and sworn to before me, this the 8th day of March 19 79

Affiant

My commission expires: Jan. 13, 1982 (Affix Seal)

Notary Public

This is (unimproved / improved (X)) property, known as 2821 Colonial Circle (House Number) (Street) Nashville, 37214 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 James Wallace Wagner and Terri Julane Biega, 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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Wallace Wagner and Terri Julane Biega, their (successors) *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 8th day of March, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Suite 1800 Pohlman Building: Nashville, Tennessee

Maurice Smith

Amy K. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linnea K. Shotwell, *a Notary Public in and for said County and State,* Maurice Smith and wife, Amy Smith

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* 8th *day of* March, *19* 79

Linnea K. Shotwell
Notary Public

Commission expires Jan. 13, 1982

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 .....

Mail back to
Shotwell Realtors
4811 Lebanon Rd.
Hermitage, Tenn. 37076

WARRANTY DEED

FROM
MAURICE SMITH, ET UX

TO
JAMES WALLACE WAGNER, ET AL

F. 1. 8. 2 1. 2.

IDENTIF. REFERENCE

MAR 13 1 34 PM '79

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

PEDIGO & SAINDON

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 698

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33785.79- CAMT.	
			67.88 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	92.38-
8337A03/13/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1. 8 2. I. 2.

IDENTIF. REFERENCE

MAR 13 1 34 PM '79

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

No. [illegible]