QUITCLAIM DEED

~~WARRANTY DEED~~ BOOK 5404 PAGE 699

8338 03/13 4.00- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: 6/23/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

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, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, 30345 Ga. (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, JAMES WALLACE WAGNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRI JULANE BIEGA

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT LO. 47 ON THE PLAN OF COLONIAL WILLAGE 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 JAMES WALLACE WAGNER AND TERRI JULANE BIEGA BY DEED FROM MAURICE SMITH AND WIFE, AMY SMITH, AS OF RECORD IN BOOK , PAGE , SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 2821 COLONIAL CIRCLE, NASHVILLE, TENNESSEE 37214
(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 MY hand this 8th day of MARCH, 19 79

JAMES WALLACE WAGNER

BOOK 5404 PAGE 700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES WALLACE WAGNER

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 22 day of MARCH, 19 79

Commission Expires Jan 13, 1982

Notary Public.

STATE OF
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 purpose 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

F. I. 8 2 1 3.

IDENTIF. REFERENCE

MAR 13 1 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail back to
Title Associates
1811 Eb. Ezell
Nashville, Tn. 37216

QUITCLAIM DEED
~~WARRANTY DEED~~

FROM
JAMES WALLACE WAGNER

TO
TERRI JULANE BIEGA

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seven

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York