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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 1979.

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Joel Piggs & Company (NAME) 2319 Crestmoor Road Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight A. Wagner (NAME)	Third National Mortgage Co. (NAME)	Map 117-2
3003 Medial Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 90
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DA-22675

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 C. Prichard and wife, Betty Lehman Prichard & Kate C. Lehman, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight A. Wagner and wife, Jill W. Wagner

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 No. 10 of Block 6 on the Map of E.L. Hampton's Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 10 fronts 150 feet on the westerly side of Medial Avenue and runs back between lines 140.5 feet on the northerly line and 162 feet on the southerly line to a dead line on which it measures 130.5 feet.

Being the same property conveyed to Ralph S. Lehman and wife Kate C. Lehman, by deed from A.B. Todd and wife, of recond in Book 2794, page 189, Register's Office for Davidson County, Tennessee, the said Ralph S. Lehman having since died. The said Kate C. Lehman having since conveyed said property to Betty Lehman Prichard subject to a life estate reserved in Kate C. Lehman, of record in Book 5024, page 205, Register's Office for Davidson County, Tennessee.

James C. Prichard joins in this conveyance for the purpose of conveying all his rights and title in said property, namely his marital rights.

This is { unimproved ( ) / improved (X) } property, known as 3003 Medial Avenue (House Number) Nashville, Tennessee 37215 (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 our hand s this 26th day of April, 1979

Betty Lehman Prichard — Kate C. Lehman — James C. Prichard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Prichard & Betty Lehman Prichard & Kate C. Lehman

the 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 26th day of April 1979

Commission expires June 9, 1980

Joel Riggs
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

PLEASE RETURN TO
CHICAGO TITLE INS CO 23644
FIRST AMERICAN CENTER
NASHVILLE, TENN.

WARRANTY DEED

FROM

Betty Lehman Prichard &

Kate C. Lehman

TO

Dwight A. Wagner and wife,

Jill Waters

F.27.224

IDENTIF. REFERENCE

MAY 2 1 36 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

75 05/02 215.10- CHECK

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

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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
			$1000.00- CO	
			210.60 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 215.10-	
0076A05/02/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E-27224

IDENTIFICATION

MAY 2 1 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681298