ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donald K. Wagner	Owner	84-15-142
(NAME)	(NAME)	
106 Fairway Drive		3D-42832
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten & No/100 DOLLARS

cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to First Federal Savings & Loan Association of Lebanon in the original amount of $10,000.00, secured by a Deed of Trust of record in Book 4557, page 5, Register's Office for Davidson County, Tennessee, also including the assumption of the unpaid balance of a second note to First Federal Savings & Loan Association of Lebanon in the original amount of $3,800.00, secured by a Deed of Trust of record in Book 4695, page 296, Register's Office for Davidson County, Tennessee.

I, Margaret W. Clark, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Donald K. Wagner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" Attached

THIS conveyance is subject to any and all existing easements and restrictions of record, including:
Restrictions contained in the deed from R.D.Stanford and wife, to Avis T. Hobbs and wife, dated October 6, 1931, filed January 24, 1936, and recorded in Book 989, page 49, Register's Office for said County, as follows:

1. That no house can be built nearer to the road than the present house and must be built of brick or stone and to cost $5,000.00
2. Same shall be used for residence only.
3. Omitted.

Deed from R.D.Stanford and wife, to Avis T. Hobbs and wife, dated October 6, 1931, filed January 24, 1936, recorded in Book 989, page 49, Register's Office contained the following provision: "R.D.Stanford or his assigns is to have the priviledge of passing through said property to the stone quarry to haul stone so long as he maintains and uses said stone for building purposes."

Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4911, page 551, Register's Office for Davidson County, Tennessee.

1979 Property Taxes have been prorated at closing of the sale and the Buyer is to be responsible for payment of taxes when they become due.

unimproved ( )
This is improved (X) property, known as 106 Fairway (House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

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 2nd day of July, 1979.

x Margaret W. Clark

Margaret W. Clark

STATE OF TENNESSEE BOOK 5465 PAGE 279

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret W. Clark, a widow

the 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 2nd day of July, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE

COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

x

Sworn to and subscribed before me

this 2nd day of July, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:	
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239
Name	Address

WARRANTY DEED

FROM

Margaret W. Clark, a widow

TO

Donald K. Wagner

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

EXHIBIT "A"

BEING Lot No.22 on the Plan of R.D.Stanford's Subdivision of the Lannom Property, as of record in Book 547, page 186, Register's Office for said County.

SAID Lot No.22 fronts 100 feet on the westerly side of Fairway Drive and runs back 438.4 feet on the southerly line and 477.45 feet on the northerly line to a dead line measuring 105 feet thereon.

BEING the same property conveyed to Frank R. Clark, Sr. and wife, Margaret W. Clark by deed from S.A.Mosley, and wife, Pearl S. Mosley of record in Book 4557, page 3, Register's Office for Davidson County, Tennessee, the said Frank R. Clark Sr., having since died and the property now being vested in Margaret W. Clark as surviving tenant by the entireties.

F.400927
IDENTIF. REFERENCE
JUL 16 9 33 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5455 PAGE 281

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

64900.00- CO
168.74 CO TX
.50 PRFEE
9.00 WDEED
CHECK 178.24-
6456A07/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.400921

IDENTIF. REFERENCE

JUL 16 9 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697183