THIS INSTRUMENT PREPARED BY: R. DAVID LUDWICK
Barksdale, Whalley, Gilbert & Frank, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5489 PAGE 67

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Dwight Wagner & wife, Jill Wagner	Same	117-9
#5 Sycamore Lane		119
Nashville 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by DWIGHT WAGNER and wife, JILL WAGNER, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GILBERT NAYLOR SMITH have this day bargained and sold, and do hereby transfer and convey unto the said DWIGHT WAGNER and wife, JILL WAGNER, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 5, Section 2, Blackberry Hollow, as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the south by Lots No. 6 and 7, on the west by Sycamore Lane and Lot No. 4, on the north by Gilbert Smith, on the east by Adele Smith and being more particularly described as follows:

BEGINNING at a point in the east cul-de-sac right-of-way of Sycamore Lane, said point being a common corner with Lot No. 7 and being the southwest corner of the lot herein described; thence on a curve to the left 35.00 feet (radius 50.00 feet) to a corner common with Lot No. 4; thence with Lot No. 4 north 47° 35' 28.8" east 145.00 feet, north 05° 40' 51.3" east 38.69 feet to a corner common with Gilbert Smith in the east line of Lot No. 4; thence with Gilbert Smith south 84° 19' 08.7" east 141.25 feet to a corner common with Adele Smith in the south line of Gilbert Smith; thence with Adele Smith south 06° 08' 13.6" west 162.96 feet to a corner common with Lot No. 6 in the west line of Adele Smith; thence with Lot No. 6 north 83° 51' 46.4" west 115.00 feet to a corner common with Lots No. 6 and 7; thence with Lot No. 7 south 87° 41' 53.8" west 106.73 feet to the point of beginning, containing 0.695 acres, more or less.

Lot No. 5 is subject to a 5-foot utility and drainage easement on the west, a 10-foot utility and drainage easement on the north and east and a 20-foot sanitary sewer easement on the south as shown on the above referenced plat of Section 2, Blackberry Hollow.

This deed is subject to the grant of a perpetual front driveway easement from Gilbert Naylor Smith to Barry Oxford and wife, Mary Oxford of record in Book 5440, page 911-9, Register's Office, Davidson County, Tennessee.

The above described property is part of the property conveyed to Gilbert Naylor Smith by deed from Vera J. Greve, of record in Book 4148, page 916, 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 $35,000.00

Subscribed and sworn to before me this 22nd day of August, 1979.

X _____
Affiant

My commission expires:

7-11-81

_____
Notary Public

This is unimproved property, known as #5 Sycamore Lane

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DWIGHT WAGNER and wife, JILL WAGNER, their successors, heirs and assigns forever, I covenant that I am 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 by instruments of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to DWIGHT WAGNER and wife, JILL WAGNER, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 22nd day of August, 1979.

_____
GILBERT NAYLOR SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert David Ludwig, a Notary Public in and for said County and State, GILBERT NAYLOR SMITH, the within named 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, Tennessee this 22 day of August, 1979.

_____
Notary Public

My commission expires:

7-11-81

F 48623

IDENTIF. REFERENCE

AUG 27 2 52 PM '79

FELIX A. MCSPADDEN REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5489 PAGE 69

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
			35000.00-	CO
			91.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	97.50-
7331	A08/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 8 6 2 3

IDENTIF. REFERENCE

AUG 27 2 52 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707748