"THIS INSTRUMENT ... D F. WARREN, JR.
ATTORNEY, 21st FLOOR ... CENTER
NASHVILLE, TENNESSEE 37238"

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Monique Zoller 123 Alton Road Nashville, Tennessee 37205	Same	129-12 102
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

BOOK 6071 PAGE 174

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Alan L. Wagner and wife, Jody M. Wagner (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Monique Zoller (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 1357, page 41, Register's Office for Davidson County, Tennessee.

3. Vendor's lien retained in the deed from Flossie S. Eggleston Miller, a widow, to Alan L. Wagner and wife, Jody M. Wagner, of record in Book 5746, page 181, said Register's Office.

4. Lease by and between Robin Realty Company, Agent, and Keith Henry Wells, dated August 14, 1982, covering Side B of the Property for the period of one year commencing August 15, 1982, and terminating August 14, 1983.

5. The Plan of record in Book 1130, page 62, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Alton Road, and an easement for utilities along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $82,600.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 1983.

Notary Public
My Commission Expires: 11/19/86

05/07 2:4...

This is improved property, known as 123 Alton Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of June, 1983.

Alan L. Wagner

Jody M. Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gwen Thompson Hinsley, a Notary Public in and for said County and State, the within named Alan L. Wagner and Jody M. Wagner, 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 7th day of June, 1983.

Gwen Thompson Hinsley
Notary Public

My Commission Expires: 4-22-87

clbwagnrwd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the southerly side of Alton Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to ALAN L. WAGNER AND WIFE, JODY M. WAGNER, by deed from FLOSSIE S. EGGLESTON MILLER, WIDOW, of record in Book 5746, page 181, Register's Office for Davidson County, Tennessee.

H 5 2 6 3 3

T.
IDENTIF. REFERENCE

JUN 7 3 42 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

HSTOR

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6071 PAGE 177

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			82600.00- CO	
			214.76 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	224.26-
3301A06/07/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.2 6 3 3

IDENTIF. REFERENCE

JUN 7 3 42 PM '83

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

No. 954628