FORM NO. WD-1

BOOK 6204 PAGE 46

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$63,017.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, 1983

Notary Public

MY COMMISSION EXPIRES: 2/13/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN G. WAGNER (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	MAP 73-13
1710 Magnolia Boulevard #604 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	PARCEL 140
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	15DA-50550

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, HERSHEL W. PEPPERS and wife, BETTY J. PEPPERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN G. WAGNER, a widow,

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. 39 on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for said County.

SAID Lot No. 39 fronts 72 feet on the easterly side of ROSEBANK AVENUE and extends back 137.4 feet on the northerly line and 175 feet on the southerly line to a broken line in the rear, measuring 87.7 feet thereon.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5642, Page 29, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

AS PART OF THE CONSIDERATION herefore is the assumption of one certain trust deed, filed for record on 8/27/79 in Book 5488, Page 663, in the office of the Register of Deeds for Davidson County, Tennessee, and note of even date thereby secured in the original principal amount of $52,500.00 payable to Commerce Union Bank (now serviced by Wachovia Mortgage Company, Loan No. 014123-2) according to the terms and conditions stated in said Note and Deed of Trust, which debt the within named Grantee does hereby assume and agree to pay as a part payment of the purchase price.

94675

IDENTIF. REFERENCE

DEC 30 9 41 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 1517 Rosebank Avenue, Nashville, TN 37206
(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 our hand s this 29th day of December, 1983

HERSHEL W. PEPPERS: Hershel W. Peppers

BETTY J. PEPPERS: Betty J. Peppers

1976

STATE OF TENNESSEE
~~Davidson~~ County
SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERSHEL W. PEPPERS and wife, BETTY J. PEPPERS,

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 Hendersonville, Tennessee, this 29th day of December, A.D. 19 83

Commission expires 2/11/87

W. K. Georgas, Jr. 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

WARRANTY DEED

FROM
HERSHEL W. PEPPERS et ux

TO
ANN G. WAGNER, a widow

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

63017.31- CAMT.
163.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
2876A12/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 6 7 5

IDENTIF. REFERENCE

DEC 30 9 42 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 3389