Owner &
SEND TAX BILLS TO:

Sandra Graham
4000 Anderson Road, #72
Nashville, TN. 37217

THIS INSTRUMENT PREPARED BY:

Lara W. Short, Attorney
Suite 201, Court Square Bldg.
201 W. Main Street
Murfreesboro, TN 37130

BOOK 6492 PAGE 843

WARRANTY DEED

FOR AND IN CONSIDERATION, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration and security therefor including the assumption of an indebtedness payable to CITICORP HOMEOWNERS, INC., of record in Trust Deed Book A-_____, page _____, of the Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, I, the undersigned, DALE E. WAGNER, have bargained and sold and do hereby transfer and convey unto SANDRA GRAHAM, a single person, her heirs and assigns, forever, a certain tract or parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 84 on the plan of HAYWOOD HILLS, Section 5, as of record in Book 4675, page 143, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale E. Wagner by deed from Robert M. North and wife, Theresa C. North of record in Deed Book 5492, page 548 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of records.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title and interest thereto belonging to the said SANDRA GRAHAM, a single person, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except for the 1984 property taxes.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15 day of January, 1985.

Dale E. Wagner
DALE E. WAGNER

STATE OF ~~TENNESSEE~~ OK)
)
COUNTY OF Tulsa)

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On this the 15th day of January, 1985, before me personally appeared DALE E. WAGNER, the Bargainor, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing intrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Tulsa, Oklahoma.

Teresa M. Finders
NOTARY PUBLIC

TERESA M. FINDERS NOTARY PUBLIC
TULSA COUNTY, OKLAHOMA
COMMISSION EXPIRES 11-21-88

My Commission Expires: 11-21-88

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greather, is $41,773.42, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Sandra Graham
AFFIANT

Sworn to and subscribed before me, on the 23rd day of January, 1985.

Lara W. Short
NOTARY PUBLIC

My Commission Expires: 1/27/88

LARA W. SHORT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1333 02/15 15.18- CHECK I.8321.7

IDENTIF. REFERENCE

FEB 15 8 45 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6492 PAGE 845

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

41773.42- CAMT.
108.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.18-
1333A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8321'7

IDENTIF. REFERENCE

FEB 15 8 45 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108714