FORM NO. WD-1

File Box 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,816.39

Donald B. Atwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1985

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Atwood et ux (NAME)	Wachovia Mortgage Company (NAME)	MAP 149-9..
609 Andrea Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	PARCEL 179
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	FB# 2DU-69020

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, Dwight A. Wagner and wife, Jill W. Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Atwood and wife, Billie K. Atwood

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. 76 on the plan of Barclay Square, Section III, of record in Book 4675 at page 154, Register's Office for said County.

Said Lot No. 76 feonts 36.0 feet on the southerly margin of Andrea Court and extends back 140.89 feet on the westerly line and 117.70 feet on the easterly line to a broken line in the rear, measuring 149.68 feet thereon.

BEING the same property conveyed to Dwight A. Wagner and wife, Jill W. Wagner by deed from James Odell Lyttle and wife, Wilma E. Lyttle of record in Book 5454 at page 642, and rerecorded in Book 6600 at page 770, both in the Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) restrictive covenants of record in Book 4872 at page 490, said Register's Office and (c) the matters set forth on said plan of record.

As part of the consideration for this conveyance Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the Deed of Trust of record in Book 5214 at page 877, said Register's Office (Wachovia # 013191-1) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

CHECK 10/03-443.75

This is unimproved ( ) improved (X) property, known as 609 Andrea Court, Antioch, TN 37013
(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 hands this 1st day of October, 1985

Dwight A. Wagner

Jill W. Wagner

3218

BOOK 6673 PAGE 54

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Dwight A. Wagner and wife, Jill W. 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 1st day of October 19 85

Commission expires 11-1-87

John V. Adams
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

NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM

Dwight A. Wagner and wife

Jill W. Wagner

TO

Donald B. Atwood and wife,

Billie K. Atwood

4 1 6 7 3

IDENTIFI REFERENCE

OCT 3 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6673 PAGE 55

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52816.39- CAMT. 137.28 CSTAX .50 PRFEE 6.00 WDEED CHECK 143.78- 3218A 10/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 6 7 3

IDENTIFICATION REFERENCE

OCT 3 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178778