BOOK 5034 PAGE 63

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 $ 58,500.00

Susan J. Sigears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th 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:
Susan J. Sigears and Larry D. Poston, Jr. (NAME)	Third National Mortgage (NAME)	MAP 149-5
4853 Barclay Sq. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PARCEL 69
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB# 2DU-68592

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 Susan J. Sigears and Larry D. Poston, Jr., as joint tenants with rights of survivorship, both single

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. 161 on the plan of Section 3, Barclay Square, of record in Book 4675 at page 154, Register's Office for said County.

Said Lot No. 161 fronts 83.00 feet on the westerly margin of Barclay Square Drive and extends back 126.75 feet on the northerly line and 122.34 feet on the southerly line to a dead line in the rear, measuring 45.34 feet thereon.

Being the same property conveyed to Dwight A. Wagner and wife, Jill W. Wagner by deed from Bruce Bland and Sherri J. Bland of record in Book 5365 at page 452, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1985 which have been prorated and 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 5034 at page 615, said Register's Office, (Third National Mortgage No. 0975767) according to the terms and conditions thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

Unimproved ( )
This is improved (X) property, known as 4853 Barclay Square Dr., Nashville, Tennessee
(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 10th day of October, 19 85

Dwight A. Wagner

Jill W. Wagner

STATE OF TENNESSEE
Davidson County

BOOK 6694 PAGE 64

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 bargainor S, 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 10th day of October 19 85

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Dwight A. Wagner and wife,

Jill W. Wagner

TO

Susan J. Sigears and

Larry D. Poston, Jr., both single

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

IDENTIFICATION REFERENCE

48113

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

OCT 28 2 37 PM '85

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6894 PAGE 65

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5850[illegible].00- SALE
152.10 COSTAX
.50 PRFEE
6.00 WDE D
CHECK 157.60-
0893A10/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48113

IDENTIFICATION REFERENCE

OCT 28 2 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186255