THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

BOOK 6837 PAGE 192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP M. WAGNER, ET UX	ATLANTIC COAST MORTGAGE COMPANY	MAP 162-08-0
(NAME)	(NAME)	
57 BENZING ROAD	3975 UNIVERSITY DRIVE	PARCEL 028
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN. 37013	FAIRFAX, VA. 22030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES C. ABERNATHY, JR., AND WIFE, PAULA N. ABERNATHY, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* PHILLIP M. WAGNER AND WIFE, TAMARA L. WAGNER, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:,*

Land in Davidson County, Tenessee, being Lot No. 41 on the Plan of Antioch Park, Section 1, of record in Plan Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 75.0 feet on the southeasterly margin of Benzing Road and extends back between parallel lines 140.0 feet to a dead line in the rear.

Being the same property conveyed to James C. Abernathy, Jr., and wife, Paula N. Abernathy by deed from Henry H. Carpenter, Jr., and wife, Patsy Ann Carpenter of record in Book 6324, page 48, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 58,750.00

Subscribed and sworn to before me, this the 23 day of April 19 86.

Affiant

My commission expires: 1/21/90
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 57 Benzing Road, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* April, 1986, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Abernathy Jr.

Paula N. Abernathy

BOOK 6837 PAGE 193

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES C. ABERNATHY, JR., AND WIFE, PAULA N. ABERNATHY

*the within named 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* 23 *day of* April, *19*86

A. Carr Adams, *Notary Public*

Commission expires 1/21/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

IDENTIFICATION REFERENCE

APR 24 10 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

94348

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6837 PAGE 194

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

58750.00- CAMT.
152.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.12-
6478A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94348

IDENTIFICATION REFERENCE

APR 24 10 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240486