File Box 8/11

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Nancy Bryant Wagner	Provident Mortgage	MAP 42-15
125 Marthona Road West	Corporation	PARCEL 41
Madison, TN 37115	325 Plus Park Boulevard	11D-12025
	Nashville, TN 37217	

WARRANTY DEED

BOOK 7473 PAGE 828

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. N. Loyd, as surviving tenant by the entireties

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nancy Bryant Wagner, unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 48, 49, 50 and 51 of Block "B" on the Plan of Marthonna not of record, described according to a Mortgage Loan Inspection of John B. Kohl, III, dated February 15, 1988, as follows:

Beginning at a point on the easterly right-of-way of (West) Marthonna Road (formerly Ezell Road West) at a point 775 feet south of its intersection with the southerly right-of-way of Old Hickory Boulevard; thence southerly with said right-of-way 100 feet to a point; thence eastwardly 420 feet to a point; thence northwardly 100 feet to a point; thence westwardly 420 feet to the beginning.

Being the same property conveyed to W. N. Loyd and wife, Rosa Belle Loyd, by deed from Zollie B. Holmes and wife, Margie L. Holmes, of record in Book 1341, page 572, Register's Office for Davidson County, Tennessee. The said Rosa Belle Loyd having since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of W. N. Loyd by Gary Loyd as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~un~~)improved property, known as 125 Marthona Road West, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of February, 1988.

W. N. Loyd by: Gary Loyd, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7473 PAGE 829

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00.

Nancy Bryant Wagner
Affiant

Subscribed and sworn to before me, this the 19th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Loyd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of W. N. Loyd as his Attorney in Fact as the free act and deed of the within named W. N. Loyd.

Witness my hand and official seal at Nashville, Tennessee, the 19th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires:

Oct 9, 1991

WARRANTY DEED

from:

W. N. Loyd, as surviving tenant by the entireties

to:

Nancy Bryant Wagner, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7473 PAGE 830

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant, Gary Loyd

Sworn to and subscribed before me this 19th day of February, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

FEB 22 12 18 PM '88

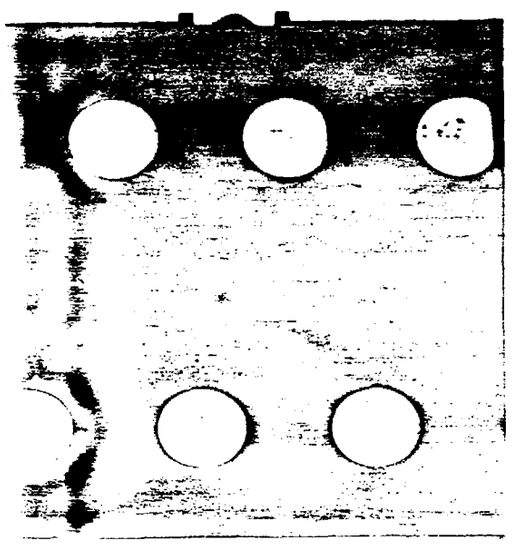
DAVIDSON COUNTY, TN

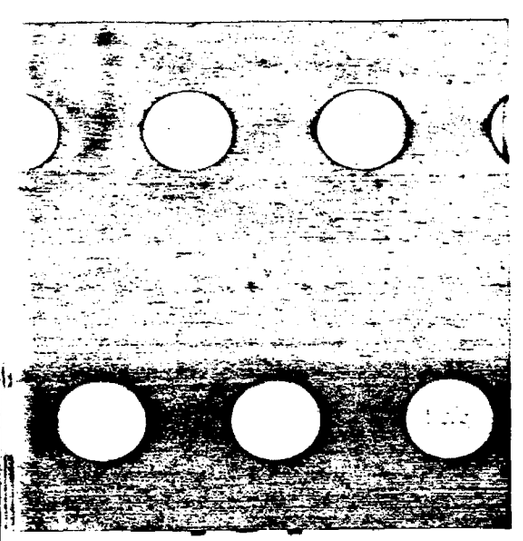
8803 02/22 0101 03CHECK 197.10

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OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7473 PAGE 831

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	67000.00
CON TX	187.60
PRFEE	0.50
WDEED	9.00
TOTAL	197.10
CHECK	197.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 5 5 6 5

IDENTIFICATION REFERENCE

FEB 22 12 18 PM '88

DAVIDSON COUNTY, TN

No. 63565