Prepared by: David King, P. O. Box 1368, Madison, Tn 37116

BOOK 7499 PAGE 171

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Durand W. Wagner (NAME)	Kissell Company (NAME)	033-16-0-270-00
P.O. Box 73 (STREET ADDRESS OR ROUTE NUMBER)	30 Warder St. (STREET ADDRESS)	
Cookeville, TN 38503 (CITY) (STATE) (ZIP)	Springfield Ohio 45501 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- *Dollars,*

cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the indebtedness evidenced of record in Book 7003 page 478, which states that it secures the payment of the original principal sum of $66,587.00 to CityFed Mortgage, and as assigned to City Federal Savings Bank of record in Book 7003, page 483, Register's office for Davidson County, Tennessee.

RANDALL W. DODD AND WIFE, DEBORAH DODD AND DAVID L. KELLEY AND WIFE, LINDA N.KELLEY
have this day bargained and sold, and do hereby transfer and convey unto the said DURAND W. WAGNER

_____ *the Grantees herein, their (successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2B on the Zone Lot Division of Lots 1, 2 & 3 on the Final Plat of Section 4, Primrose Meadows, of record in Plat Book 6250, page 884, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Randall W. Dodd and wife, Deborah Dodd and David L. Kelley and wife, Linda N. Kelley as of record in Book 7003, page 475, Register's Office for Davidson County, Tennessee.

15545

IDENTIFICATION REFERENCE

MAR 24 3 33 PM '88

TELLA Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 69,160.00

Subscribed and sworn to before me this the 22nd *day of* March 19 88

My commission expires: 5-18-91 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 1111 Graycroft Ave., Madison, Tn 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except current year taxes, mortgage and all other matters of record.

We further covenant and bind ourselves, our heirs 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.

Whenever 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 22nd *day of* March, 1988, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randall W. Dodd
RANDALL W. DODD

Deborah Dodd
DEBORAH DODD

David L. Kelley
DAVID L. KELLEY

Linda N. Kelley
LINDA N. KELLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Daniel P. Wright, *a Notary Public in and for said County and State* Randall W. Dodd and wife, Deborah Dodd, and David L. Kelley and wife Linda N. Kelley

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee, *this* 22nd *day of* March, 19 88.

Daniel P. Wright
Notary Public

DANIEL P. PATRICK NOTARY PUBLIC AT LARGE TENNESSEE

Commission expires 12-15-91

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 (or proved to me on the basis of satisfactory evidence), 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 _____

P324 03/24 0101 03CHECK 202.22

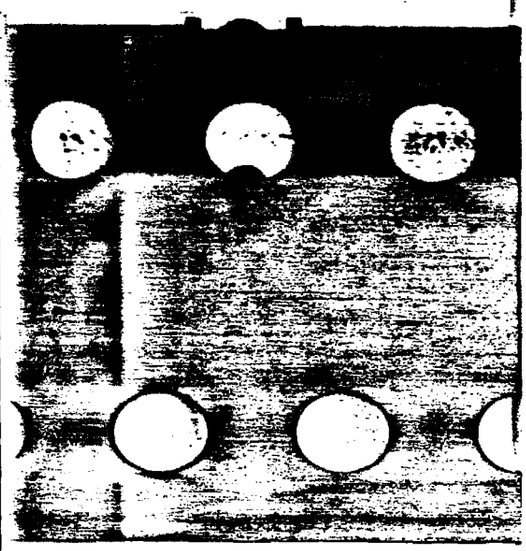
WARRANTY DEED

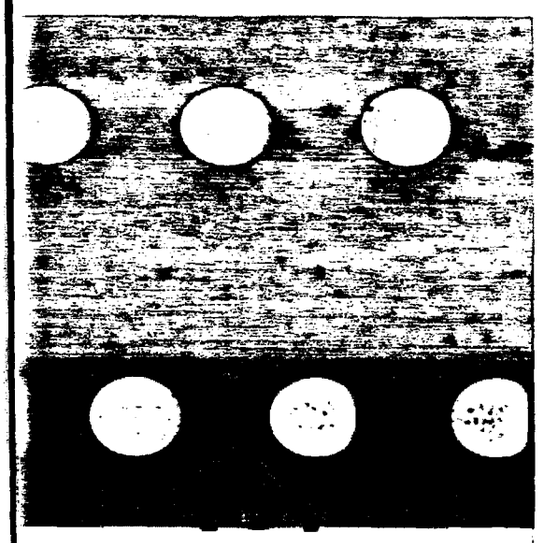
FROM

TO

61097

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7499 PAGE 173

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	69860.88
~~CONV TX~~	~~195.72~~
~~PRFEE~~	~~0.50~~
WDEED	6.00
TOTAL	202.22
CHECK	202.22

03/24/88 01 15:34 0001 9324

I 5 5 4 5

IDENTIFICATION REFERENCE

Mar 24 - 3 33 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 73899