BOOK 7597 PAGE 109 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Ronald C Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES: 7-9-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Ronald C. Wagner (NAME)	Southmark Mortgage Corporation of America (NAME)	2D -40006
575 B Rural Hill Road (STREET ADD. ,RDS OR ROUTE NUMBER)	700 West Liberty Street (STREET ADDRESS)	MAP 136-9
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Louisville, KY. 40203 (CITY) (STATE) (ZIP)	PARCEL 10

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, Everett C. Robertson, Jr. and wife, Truedene Robertson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald C. Wagner and wife, Pamela J. Wagner as tenants by the entirety

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:

BEING Lot No. 4, Section 19, Edge-O-Lake Estates, of record in Book 4595, Page 112, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Everett C. Robertson, Jr. by deeds of record in Book 4829, Page 437, and Book 7310, Page 893, Register's Office, Davidson County, Tennessee.

Truedene Robertson herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to restrictions of record in Book 4663, Page 493, said Register's Office.

This conveyance is subject to a public utility & drainage easement and minimum building setback lines, of record in Book 4595, Page 112, said Register's Office.

5945 07/12 0101 03CHECK 353.00

48358.

IDENTIFI REFERENCE

Jul 12 12 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 575 A & B Rural Hill Road, Nashville, TN. 37217
(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 8th day of July, 19 88

Everett C. Robertson, Jr.

Truedene Robertson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett C. Robertson, Jr. and wife, Truedene Robertson

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 8th day of July, 1988.

Commission expires 7-9-89

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

WARRANTY DEED

FROM

Everett C. Robertson, Jr.

Truedene Robertson

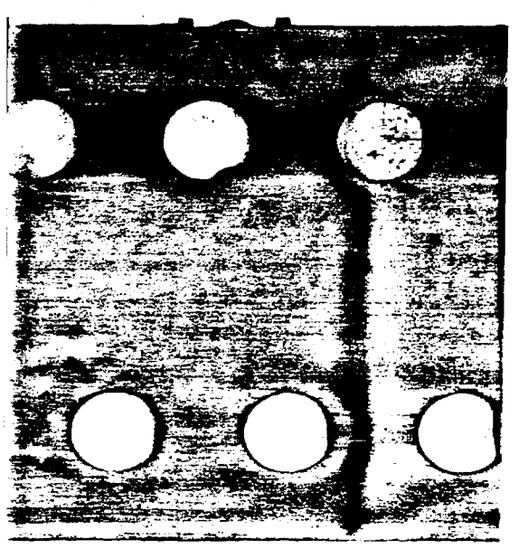
TO

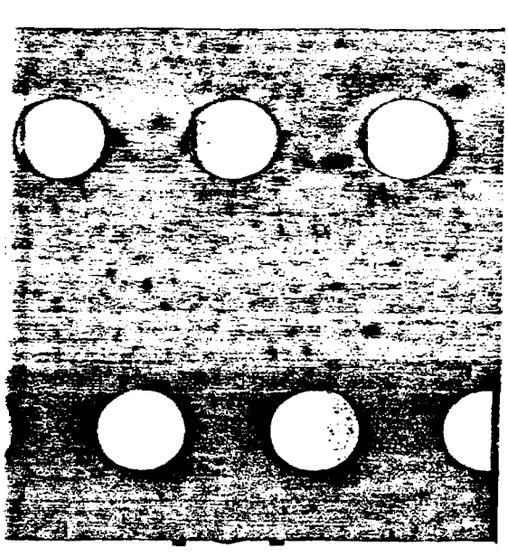
Ronald C. Wagner

Pamela J. Wagner

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
105000.00
CON TX 346.50
PRFEE 0.50
WDEED 6.00
TOTAL 353.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 353.00

07/12/88 01 12:20 0001 5945

48358

IDENTIFICATION REFERENCE

JUL 12 12 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111784