WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7902 PAGE 442

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT E. WAGONER, JR. (NAME)	CITIZENS & SOUTHERN MORTGAGE (NAME)	Map 161-9
5514 Wakefield Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	Parcel 43
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	F.B.# 6DU39946

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, DONALD C. DECKER and wife, BRENDA B. DECKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. WAGONER, JR. and wife, JAYE C. WAGONER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 17 on the Plan of Section 3 Granberry Heights, as of record in Plat Book 4955, page 26, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald C. Decker and wife, Brenda B. Decker by deed from Larry E. Elliott and wife, Mary J. Elliott of record in Book 5510, page 907, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5084, page 196; and (3) All matters appearing on the Plan of record in Plat Book 4955, page 26, said Register's Office.

5.3.6.8.2.

IDENTIFICATION REFERENCE

AUG 1 8 10 AM '89

FELIX Z WILSON IT REGISTER
DAVIDSON COUNTY, TN

0885 08/01 0101 03CHECK 426.10

This is improved (XX) unimproved ( ) property, known as 5514 Wakefield Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 19 89

Donald C Decker
DONALD C. DECKER

Brenda B Decker
BRENDA B. DECKER

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD C. DECKER and wife, BRENDA B. DECKER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of July, 19 89.

My commission expires 3/27/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 89

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

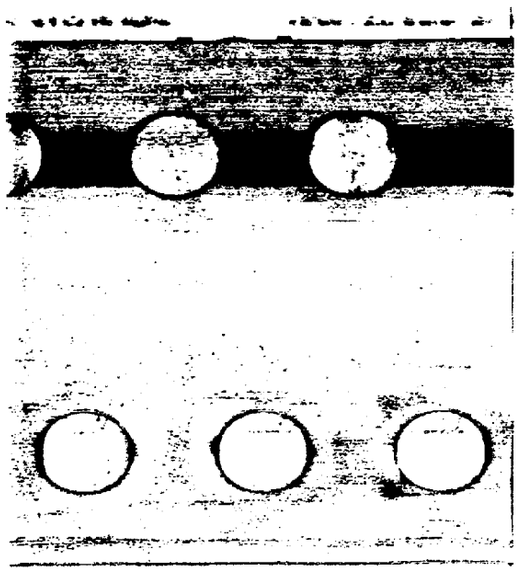
DONALD C. DECKER and wife, BRENDA B. DECKER

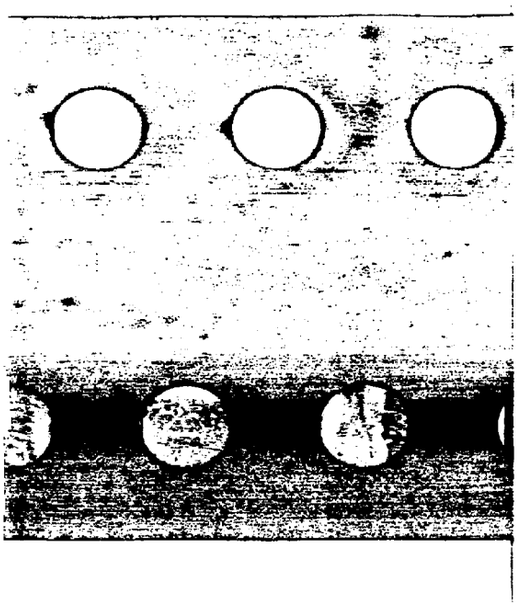
TO

ROBERT E. WAGONER, JR. and wife, JANE C. WAGONER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7902 PAGE 444

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 127000.00
CON TX 419.10
PRFEE 1.00
WDEED 6.00
TOTAL 426.10
CHECK 426.10

08/01/89 01 08:13 0001 0885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 6 8 2

IDENTIFICATION REFERENCE

AUG 1 8 10 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 234233