	MAP 108-7B PARCEL 32
ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:
HAROLD B. WAGNER	HAROLD B. WAGNER
704 RUNNYMEDE ROAD	704 RUNNYMEDE ROAD
DAYTON, OHIO 45419	DAYTON, OHIO 45419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Nine Thousand, Seven-Hundred Fifty-Nine Dollars and 54/100 Cents ($59,759.54), cash in hand paid, the receipt of which is hereby acknowledged, **MOLLY RAINE WAGNER** (hereinafter "Grantor"), unmarried, has this day bargained and sold and does hereby transfer and convey unto **HAROLD B. WAGNER** (hereinafter "Grantee"), his heirs and assigns, a certain condominium, apartment in Davidson County, Tennessee and being more particularly described as follows, to wit:

BEING Unit No. 32 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101. et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in book 6549, page 475, and by Instrument of Clarification in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Molly Raine Wagner by deed from Elm Hill Builders, Inc., of record in Book 6821, page 320, Register's Office, Davidson County, Tennessee.

Being the property and improvements more commonly known as Unit 32, 137 North Timber Drive, Nashville, Tennessee 37214.

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, his heirs and assigns, forever, and we do covenant with the said Grantee 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 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 my signature on this the 22 day of December, 1989.

Molly Raine Wagner

MOLLY RAINE WAGNER

STATE OF Ohio]
COUNTY OF Clark]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLY RAINE WAGNER**, the within named Bargainor with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Fairborn, Ohio, on this the 22 day of December, 1989.

Ruth E Slone
Notary Public

My Commission Expires:
RUTH ELLEN SLONE, Notary Public
In and for the State of Ohio
My Commission Expires AUGUST 16, 1991
Recorded in Clark County

STATE OF Ohio]
COUNTY OF Clark]

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater for this transfer is $59,759.54.

Molly Raine Wagner
MOLLY RAINE WAGNER

Sworn to and subscribe before me on this the 22 day of December, 1989.

Ruth E Slone
Notary Public

My Commission Expires:
RUTH ELLEN SLONE, Notary Public
In and for the State of Ohio
My Commission Expires AUGUST 16, 1991
Recorded in Clark County

91971.

IDENTIFICATION REFERENCE

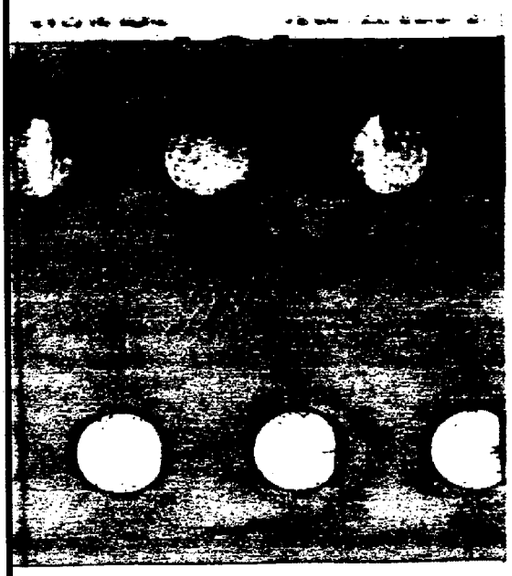
DEC 27 2 49 PM '89
FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TN

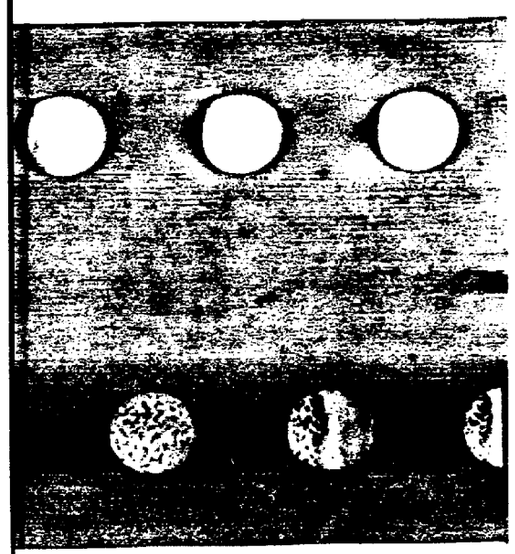
7977 12/27 01 03 CHECK 204.34

THIS INSTRUMENT PREPARED BY ATTORNEY:

PAUL E. TERRY, 150 SECOND AVE. N. - SUITE 315, NASH., TN. 37201

mail





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 649

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 59759.54
				CON TX 197.34
				PRFEE 1.00
				WDEED 6.00
				TOTAL 204.34
				CHECK 204.34
			12/27/89 01	14:49 0001 7977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 9 7 1

IDENTIFICATION REFERENCE

DEC 27 2 49 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 279095