FORM NO. WD-1

FILE BOX 9

BOOK 8094 PAGE 722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrick Duffy Wagner (NAME)	NEW OWNER (NAME)	MAP 103-12-C
Unit 9, 3831 West End Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 9
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 09546

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, Paul W. Cleckner and wife, Beverly J. Cleckner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garrick Duffy Wagner and wife, Alesa Dawn Wagner,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 9 on the plan of 3831 Condominiums, of record in Book 5200, page 302, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Paul W. Cleckner and wife, Beverly J. Cleckner by deed from Mikado, Ltd., acting by and through its General Partner, Menemsha Equities, Inc., of record in Book 5762, page 182, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1990 for which Grantees will be responsible; (b) Master Deed and By-Laws of record in Book 5699, page 857, Register's Office for said County; and (c) matters set forth on said plan.

21244

IDENTIF. REFERENCE

APR 24 1 01 PM '90

DAVIDSON COUNTY

4006 04/24 0101 03CHECK 178.60

This is unimproved ( ) unimproved (X) property, known as Unit 9, 3831 West End Avenue, Nashville, Tennessee 37205
(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 20th day of April, 19 90

Paul W. Cleckner

Beverly J. Cleckner

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 Paul W. Cleckner and wife, Beverly J. Cleckner

the bargainor S, 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 20th day of April 1990

Commission expires 7-10-90

Gregory Polzin
Notary Public

Gregory Polzin

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) as such _____ and (they) _____, 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 _____

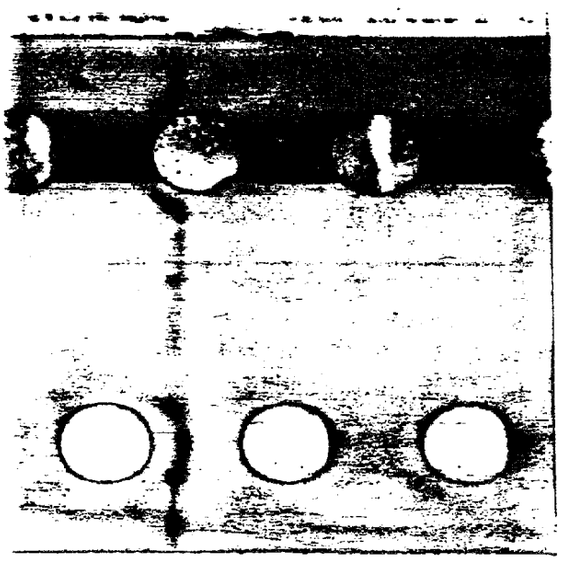
_____
Notary Public

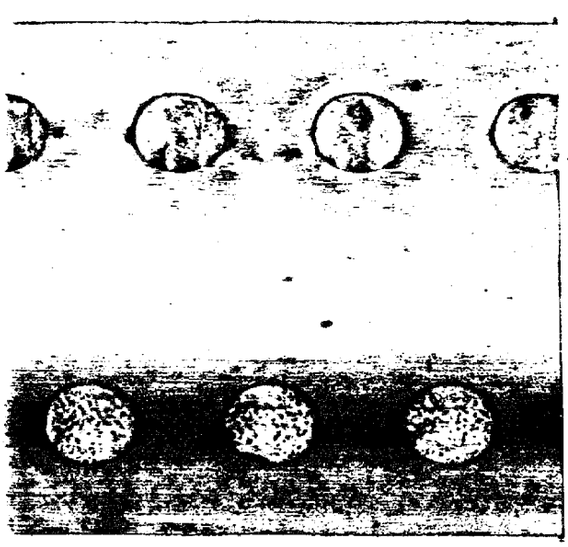
WARRANTY DEED

FROM
Paul W. Cleckner and wife,
Beverly J. Cleckner

TO
Garrick Duffy Wagner and wife,
Alesa Dawn Wagner

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52000.00
CON TX 171.60
PRFEE 1.00
WDEED 6.00
TOTAL 178.60
CHECK 178.60

04/24/90 01 13:07 0001 4006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21244

IDENTIF. REFERENCE

APR 24 1 01 PM '90

DAVIDSON COUNTY TN.

No. 313079