Prepared by:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2195

PREPARED BY & RETURN TO: FILE BOX 61
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

# WARRANTY DEED

| MAP, PARCEL, SUBPARCEL NUMBER (S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 144-16-33 | John W. Wagster | Leader Federal Bank for Savings<br>P.O. Box 2926<br>Memphis, TN 38101-2926 |
| FIELD BOOK NUMBER (S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| | 1900 Edenbridge Way | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

**EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE**

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 8122 PAGE 404

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. WAGSTER and wife, LYNDA W. WAGSTER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 100 on the Plan of Hound's Run, as of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First Tennessee Bank National Association by deed from Roger J. Gonzalez and wife, Mary F. Gonzalez, as of record in Book 8096, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee, any and all zoning regulations, easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

This instrument prepared by Douglas A. Brace, Attorney, 200 Fourth Avenue, North, Nashville, Tennessee, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1990 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of May, 19 90

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Dianne Porter

Dianne Porter
Sr. Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8122 PAGE 405

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

*Notary Public*

IDENTIF. REFERENCE
JAN 4 1 30 PM '90
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

*Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 90

COMMISSION EXPIRES: 11-27-93 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

**WARRANTY DEED**

FROM

FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

TO

JOHN W. WAGSTER

**PREPARED BY & RETURN TO:**
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

6742 05/24 0501 RECEIPT 1442.50

**ORTALE, KELLEY, HERBERT & CRAWFORD**
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

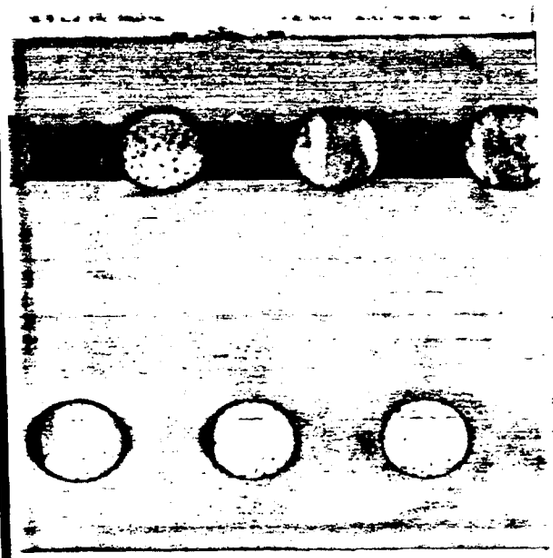
Dianne Porter and _____,

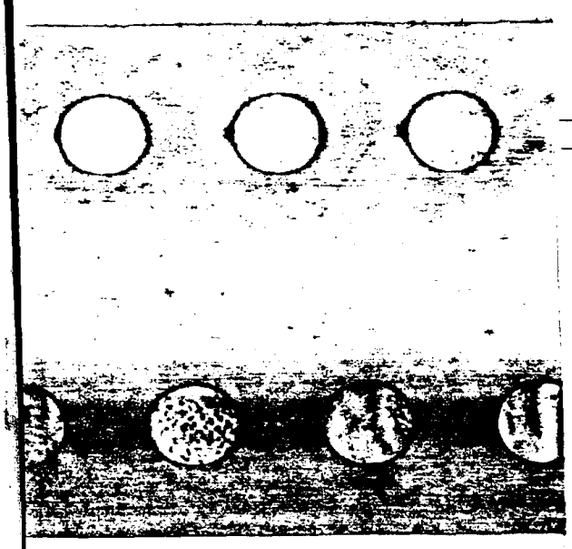
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Sr. Vice-President and _____ respectively, of First Tennessee Bank NA, a corporation, the bargainor, and that she as such Sr. Vice-President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Dianne Porter as such Sr. Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 30 day of May, 1990.

My commission expires: My Commission Expires OCT. 9, 1991

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8122 PAGE 406

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 435000.00 |
| | | | | CON TX 1435.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 1442.50 |
| | | | | CHECK 1442.50 |
| | | | 06/04/90 02 | 13:29 0001 6748 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30742

IDENTIF. REFERENCE

JUN 4 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324445