STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,736.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Margaret L. Troutman (NAME)	Wachovia Mortgage Company (NAME)	15DZ 10480
1302 McChesney Avenue (ADDRESS)	Post Office Box 3174 (ADDRESS)	72-3-154
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	

FOR AND 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, Theodore Wagner and wife, Diane Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Troutman

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:

Land in Davidson County, Tennessee, being part of Lot 193 on the Plan of Inglewood Place of record in Plat Book 332, page 101, said Register's Office, described as follows:

Beginning at the northeast corner of Lot No. 193 on the Plan of Inglewood Place as of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, thence West 50 feet along the southerly margin of McChesney Avenue to a point; thence South 205 feet on a line parallel to the easterly boundary of Lot No. 193, to a dead line; thence 50 feet to the southeasterly corner of Lot No. 193; thence North 205 feet along the easterly boundary of Lot No. 193 to the beginning, same being the easterly 50 feet to a survey of Southern Land & Associates, Inc., dated July 1, 1976, as follows: Being Parcel No. 154 of Map No. 72-3 and fronting 49.88 feet on the southerly margin of McChesney Avenue and extending back along parallel lines 205 feet to a line in the rear measuring 49.88 feet thereon.

Being the same property conveyed to Theodore Wagner and wife, Diane Wagner, by deed from Robert Baxtel Wynne, Jr. and wife, Sara Hermann Wynne, of record in Book 6406, page 375, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that the Grantee herein agrees to assume and promises to pay the unpaid balance of a certain indebtedness payable to the order of Leader Federal Bank for Savings in the original principal amount of $66,172.00 and secured by a Deed of Trust of record in Book 8166, page 306, Register's Office for Davdison County, Tennessee, to which reference is made for complete terms and conditions;

This is (unimproved ( ) improved (X) property, known as 1302 McChesney Avenue, Nashville, Tennessee 37216
(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 hand s this 5th day of August, 19 91

Theodore Wagner

Diane Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8421 PAGE 284

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore Wagner and wife, Diane Wagner

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of August, 19 91.

Commission expires November 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Theodore Wagner and wife, Diane Wagner

TO

Margaret L. Troutman

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8421 PAGE 285

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

DAMT	75736.19
DON TX	280.09
PRFEE	1.00
MISC	6.00
TOTAL	287.09
CHECK	287.09

[illegible] 01 11:02 0001 392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 3 6 J.

[illegible]

Aug 15 11 00 AM '91

No. 450455