FILE NO. 29674 FILE BOX "7" BOOK 8535 PAGE 133

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY 1992

Notary Public

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE WAGNER et al	NATIONAL MORTGAGE COMPANY	172-1-A-37
(NAME)	(NAME)	
53 Nickleby Down	4041 Knight Arnold Road	6DU-82232
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN. 37027	Memphis, Tennessee 38118	
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

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, HAROLD HOUGHTON TRELEAVEN, III and wife, RICKI JILL TRELEAVEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE WAGNER, UNMARRIED, FRANCIS WAGNER and wife, BERNADETTE 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:

BEING Lot No. 37 on the Plat of Copperfield of record in Plat Book 6900, pages 555 through 559, Register's Office, Davidson County, Tennessee; said Plat reference is made for a more complete and accurate description.

BEING the same property conveyed to Harold Houghton Treleaven, III and wife, Ricki Jill Treleaven by deed from Homes by Heritage, Inc., a Tennessee Corporation, of record in Book 7787, page 558, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST AMERICAN NATIONAL BANK, of record in Book 7787, page 561, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH NATIONAL MORTGAGE COMPANY.

unimproved
This is improved X property, known as 53 Nickleby Down, Brentwood, Tennessee 37027
(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 16th day of January, 1992

Harold Houghton Treleaven, III — Ricki Jill Treleaven

HAROLD HOUGHTON TRELEAVEN, III RICKI JILL TRELEAVEN

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named HAROLD HOUGHTON TRELEAVEN, III and wife, RICKI JILL TRELEAVEN

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 Nashville, Tennessee, this 16th day of January, 19 92.

_____ Notary Public

Commission Expires 1-22-95

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

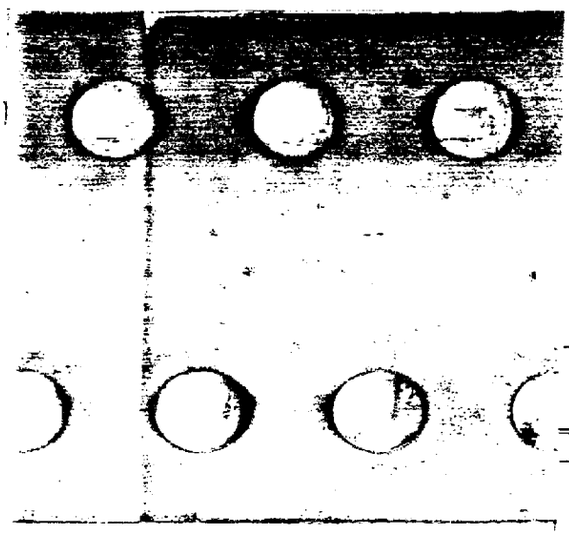
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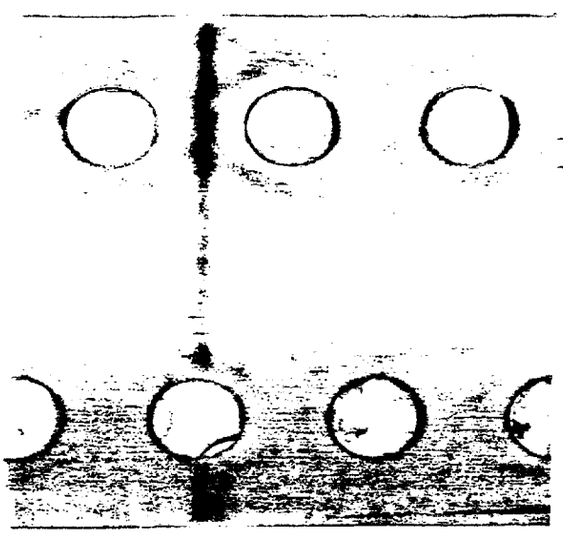
IDENTIFICATION REFERENCE

JAN 24 2 51 PM '92

DAVIDSON COUNTY, TN

3730 01/24 0101 03CHECK 495.40





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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 6.00
TOTAL 495.40
CHECK 495.40

01/24/92 01 14:51 0001 9700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.91.20

IDENTIFICATION REFERENCE

JAN 24 2 51 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 496074