10702

Box 38 FTEC

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8603 PAGE 69

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK J. MAGNER (NAME)	DOMINION BANKSHARES (NAME)	Map 162-6
173 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9703 (STREET ADDRESS)	Parcel 295
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	McLean, Virginia 22102 (CITY) (STATE) (ZIP)	F.B. #5DU55446

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, FERN A. WILSON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK J. MAGNER and wife, RICCI R. MAGNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 67 on the Plan of Valley Green, as of record in Plat Book 4460, pages 96 and 97, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Fern A. Wilson by deed from Eva Cato Brackin and husband, Henry B. Brackin, Jr. of record in Book 7408, page 693, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions of record in Book 4622, page 277; and (3) All matters appearing on the Plan of record in Plat Book 4460, pages 96 and 97, said Register's Office.

Wyatt C. Wilson, Jr., spouse of Fern A. Wilson, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Fern A. Wilson.

0.2 2.1.7.

IDENTIFICATION REFERENCE

APR 16 9 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 173 Ocala Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of April, 1992

Fern A. Wilson
FERN A. WILSON

Wyatt C. Wilson Jr. by Fern A. Wilson
WYATT C. WILSON, JR.
By: Fern A. Wilson, Attorney-in-Fact of Wyatt C. Wilson, Jr. by Power of Attorney recorded simultaneously herewith

BOOK 8603 PAGE 70

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~WILLIAMSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jefferson County Alabama FERN A. WILSON

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of April, 19 92.

My commission expires 12/5/92 Notary Public Karen M Polevoy
Alabama at Large

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FERN A. WILSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of WYATT C. WILSON, JR. and is authorized by him to execute this instrument on his behalf.

Witness my hand, at Office, this 13th day of April, 1992.

My commission expires: 12/5/92

Karen M Polevoy
Notary Public
Alabama at Large

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00

Frank J. Magner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 92

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

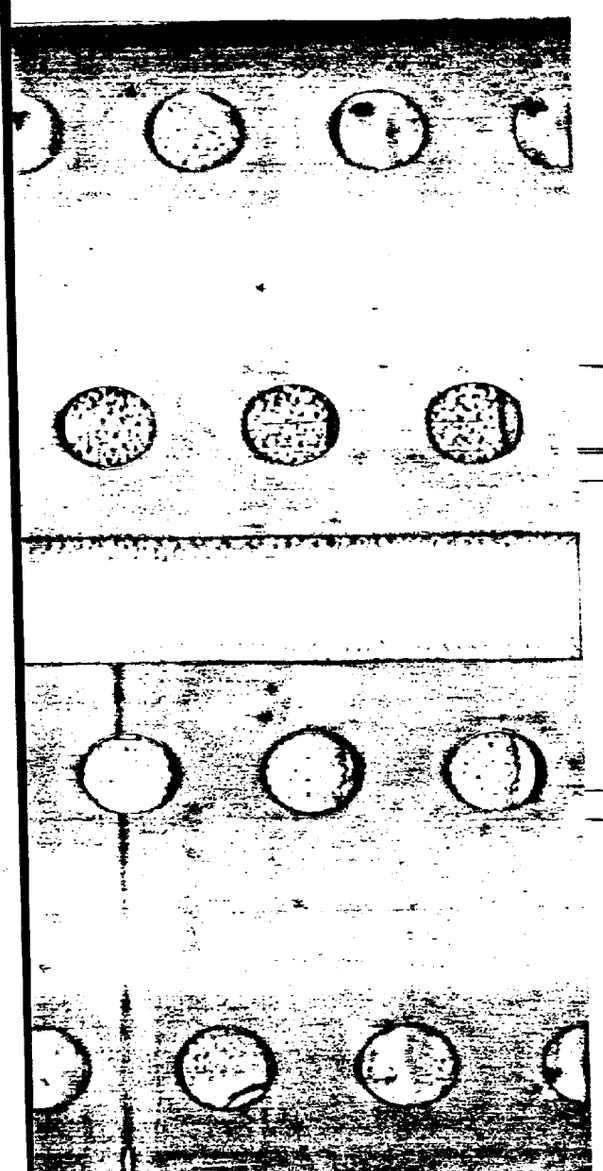
Notary Public

WARRANTY DEED

FROM FERN A. WILSON, married

TO FRANK J. MAGNER and wife, RICCI R. MAGNER

PLEASE RETURN TO:
First Tennessee Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8603 PAGE 71

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 62000.00
				CON TX 229.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 236.40
				CHECK 236.40
04/16/92	01			09:46 0001 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221.7

IDENTIFICATION REFERENCE

APR 16 9 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521995