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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Wilma Jean Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 94

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Notary Public

MY COMMISSION EXPIRES: July 31, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wilma Jean Eaton (NAME) | Mortgage Resources, Inc. (NAME) | 172-10A |
| 53 Nickleby Down (ADDRESS) | 404 BNA Drive, #400 (ADDRESS) | 37CO |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 6DU82232 |

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, Jacqueline Wagner and Francis Wagner and Bernadette Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma Jean Eaton, unmarried

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 Plan of Copperfield of record in Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacqueline Wagner and wife, Francis Wagner by deed from Harold Houghton Treleavan, III and wife, Ricki Jill Treleavan of record in Book 8535, page 133, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, Book 7208, page 889, Book 6779, page 296, Book 6783, page 973 and in Book 8236, page 646, said Register's Office.

This conveyance is subject to any and all existing easements of record.

94 MAR 17 AM 8:16
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
improved ( X ) property, known as 53 Nickleby Down, Brentwood, TN 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 14th day of March, 19 94

Jacqueline Wagner
Jacqueline Wagner

Bernadette Wagner
Bernadette Wagner

Francis Wagner
Francis Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Wagner and Francis Wagner and Bernadette 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 Brentwood, Tennessee, this 14th day of March, 96.

Commission expires July 27, 1996

Notary Public

LINDA S. KAISER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

27A

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# WARRANTY DEED

## FROM

Jacqueline Wagner and Francis Wagner and
Bernadette Wagner

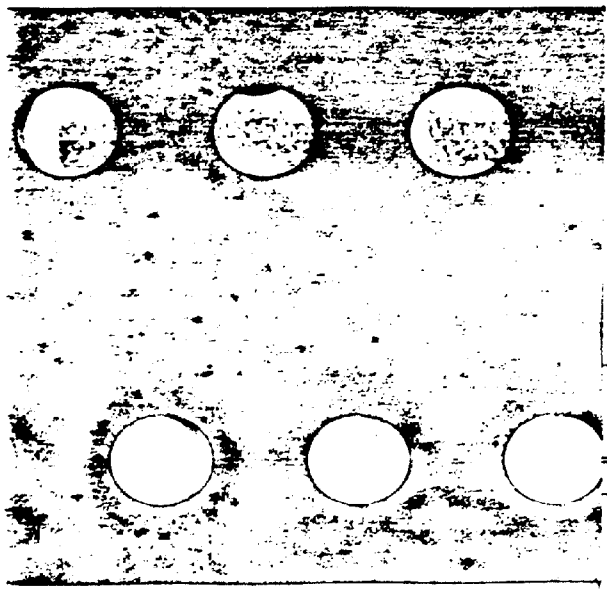
## TO

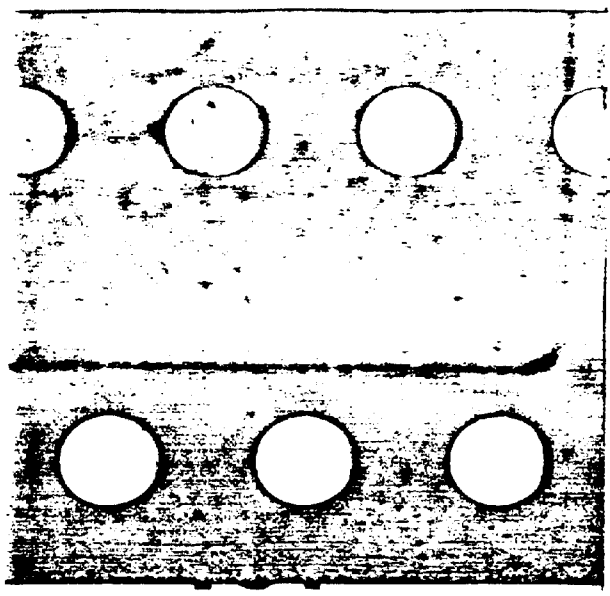
Wilma Jean Eaton

## RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

2649 03/17 0101 03CHECK 586.50





**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 | |
| | | | | 155000.00 |
| | | | CON TX | 573.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 586.50 |
| | | | CHECK | 586.50 |
| 03/17/94 | 01 | 08:16 | 0001 | 2649 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28580
IDENTIF. & REFERENCE

94 MAR 17 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 768009