SNB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9509 PG 322

ADDRESS NEW OWNER:
Kimberly B. Denson
105 Stonebridge Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Co.
5200 Maryland Way, Ste 108
Brentwood, TN 37027

MAP AND PARCEL:
MAP 150-10
GROUP
PARCEL 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas K. Wagner and wife, Anna M. Wagner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly B. Denson,an unmarried person, hereinafter called the Grantee, her 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. 246, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas K. Wagner and wife, Anna M. Wagner by deed from Deborah C. Toler, an unmarried person, as of record in Book 7566, page 965, Register's Office for Davidson County, Tennessee.
> **The undersigned Thomas K. Wagner, Jr. and Thomas K. Wagner are one and the same person.**

This is improved property known as 105 Stonebridge Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All matters as shown on the plan of record in Book 5200, pages 268 and 269, said Register's Office.
3. Restrictive covenants of record in Book 5635, page 545, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kimberly B. Denson,an unmarried person, her heirs and assigns, forever; and we, Thomas K. Wagner and wife, Anna M. Wagner, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of October, 1994.

Thomas K. Wagner

Anna M. Wagner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas K. Wagner and wife, Anna M. Wagner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of October, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 22, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

Kimberly B. Denson
AFFIANT

Subscribed and sworn to before me
this 28th day of October, 1994.

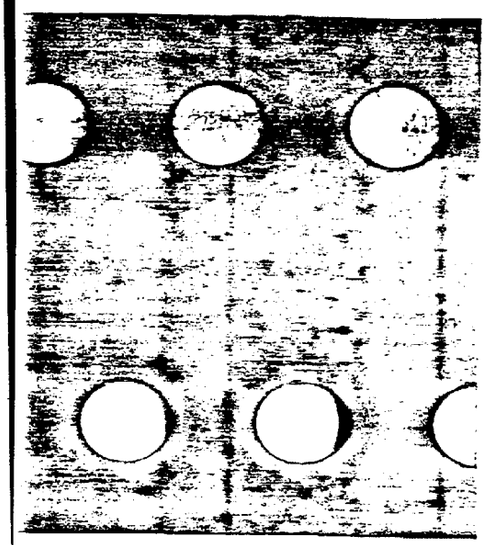
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

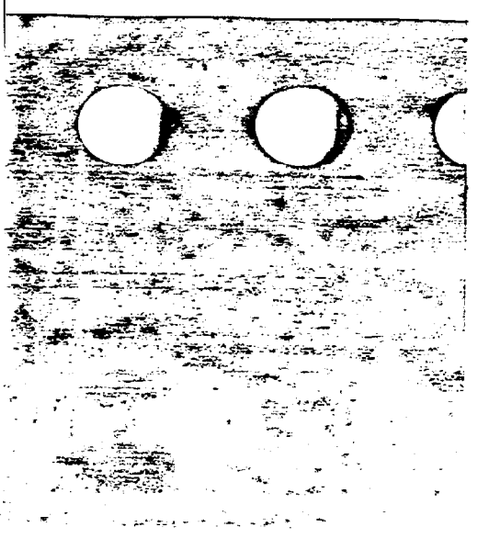
NOTARY PUBLIC
My Commission Expires: Nov 22, 1996

05308
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 1:00
FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

3869 11/02 0101 03CHECK 290.20





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

RECEIVED OF _____

FOR _____

BOOK 9509 PG 324

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 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
11/02/94	01	13:00	0001	3899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05308
IDENTIF. # REFERENCE

94 NOV -2 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850190