SUB

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

BOOK 9516 PG 142

ADDRESS NEW OWNER:
Thomas K. Wagner Jr. and Anna M. Wagner
5911 Eaton's Creek Road
Nashville, Tennessee 37080

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 29
GROUP
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Emmett E. Forte and wife, Margaret Ann Forte, and Joseph D. Forte and wife, Ida Hoyal Forte, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas K. Wagner, Jr. and wife, Anna M. 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:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at an existing iron pin located on the westerly margin of Eatons Creek Road, said iron pin being the northeast corner of Wallace Fussell property and the southeast most corner of the herein described tract; thence leaving said Eatons Creek Road, North 84 degrees 45 minutes 50 seconds West 242.40 feet to an iron pin; thence South 06 degrees 24 minutes 14 seconds West 93.48 feet to an iron pin; thence North 78 degrees 59 minutes 36 seconds West 217.14 feet to an iron pin; thence South 06 degrees 34 minutes 36 seconds West 27.01 feet to an iron pin; thence North 77 degrees 51 minutes 15 seconds West 447.85 feet to an iron pin in the easterly boundary of Guy W. Young Property; thence North 05 degrees 39 minutes 54 seconds East 761.21 feet to an iron pin; thence South 57 degrees 04 minutes 46 seconds East 410.30 feet to an iron pin; thence South 07 degrees 38 minutes 44 seconds East 458.91 feet to an iron pin; thence South 82 degrees 50 minutes 51 seconds East 193.90 feet to an iron pin; thence South 06 degrees 47 minutes 54 seconds West 12.00 feet to an iron pin; thence South 84 degrees 42 minutes 32 seconds East 171.66 feet to an iron pin; thence South 84 degrees 40 minutes 55 seconds East 140.15 feet to an iron pin located in the westerly margin of Eatons Creek Road; thence with said Road, South 55 degrees 14 minutes 16 seconds West 92.74 feet to the point of beginning containing 7.79 acres, more or less, as described according to a survey by Cole Land Surveying dated September 29, 1988, Tennessee No. 924.

Being the same property conveyed to Emmett E. Forte and wife, Margaret Ann Forte, a 1/2 undivided interest, and Joseph D. Forte and wife, Ida Hoyal Forte, a 1/2 undivided interest by deed from Lena S. Walker, unmarried of record in Book 7724,page 729, as re-recorded in Book 7774, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emmett E. Forte and wife, Margaret Ann Forte by deed from Lena S. Walker, unmarried, as of record in Book 7724, page 729, Register's Office for Davidson County, Tennessee.

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This is improved property known as 5911 Eaton's Creek Road, Nashville, TN 37080.

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.

Subject to 1994 property taxes which have been paid.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas K. Wagner Jr. and wife, Anna M. Wagner, their heirs and assigns, forever; and we, Emmett E. Forte and wife, Margaret Ann Forte, and Joseph D. Forte and wife, Ida Hoyal, 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 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 4th day of November, 1994.

Emmett E. Forte
Emmett E. Forte

Margaret Ann Forte
Margaret Ann Forte

Joseph W. Forte
Joseph D. Forte

Ida Hoyal Forte
Ida Hoyal Forte

07527
IDENTIF. & REFERENCE

94 NOV -9 AM 11:07
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Emmett E. Forte and wife, Margaret Ann Forte, and Joseph D. Forte and wife, Ida Hoyal Forte, 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 4th day of November, 1994.

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

NOTARY PUBLIC

My Commission Expires: 2-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,000.00.

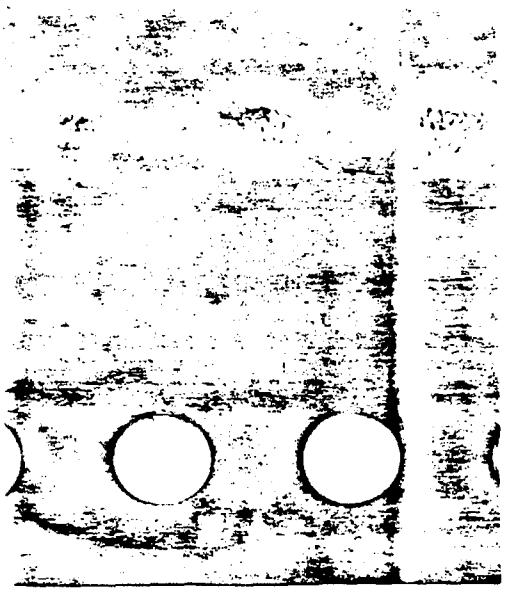
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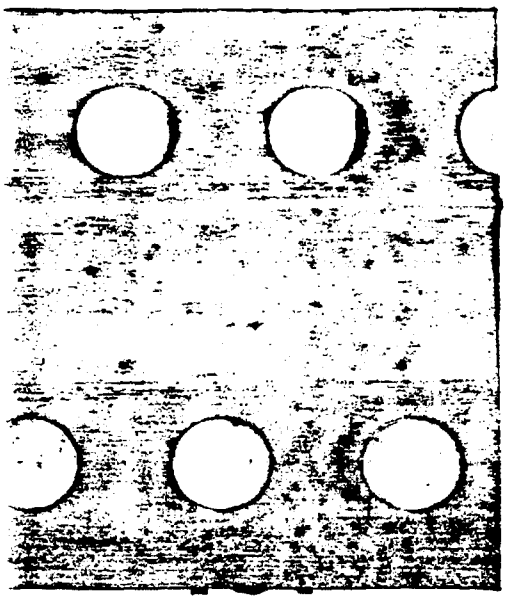
Subscribed and sworn to before me
this 4th day of November, 1994.

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

NOTARY PUBLIC
My Commission Expires: 2-20-96

2476 11/09 0101 03CHECK 416.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 145

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 12.00
TOTAL 416.30
CHECK 416.30

11/09/94 01 12:06 0001 2476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07527
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 11:0
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 852581