BOOK 9849 PG 718

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

33901

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Kurt F. Wagner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 95

ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 7 98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Kurt F. Wagner (NAME)	NationsBanc Mortgage Corporation (NAME)	105-14-228
2304 White Avenue (ADDRESS)	P.O. Box 353 (ADDRESS)	6DA 22290
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

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 Estate of Clara H. Bryan BY, WILLIAM LEWIS BRYAN AND ROBERT GERALD BRYAN, EXECUTORS AND SOLE BENEFICIARIES HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt F. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 of Block No. 28 in Yarbrough's Subdivision of Woodland, as of record in Book 161, pages 87 and 104, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of White Avenue, and runs back between parallel lines, 167 1/2 feet to an alley.

BEING the same property conveyed to Clara H. Bryan by deed from Lois Bridges, Devisee of record in Book 3530, Page 599, Register's Office for Davidson County, TN., CLARA H. BRYAN HAVING DIED.

The foregoing is the same legal description as appears in the previous deed of record.

WILLIAM LEWIS BRYAN AND ROBERT GERALD BRYAN ARE CO-EXECUTORS IN PROBATE FILE 95P-855, BUT EXECUTE THIS AS THE ONLY HEIRS AND BENEFICIARIES OF THIS PROPERTY

unimproved ( )
This is improved (X) property, known as: 2304 White Avenue, Nashville, TN 37204
(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 my hand this 31st day of October 19 95

Estate of Clara H. Bryan

x William Lewis Bryan
WILLIAM LEWIS BRYAN

x Robert Gerald Bryan
ROBERT GERALD BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Estate of Clara H. Bryan~~ WILLIAM LOWIS BRYAN AND ROBERT GERALD BRYAN, SOLE HEIR AND BENEFICIARIES OF CLARA BRYAN, DECEASED the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of October 19 95

Commission expires 11/28/98

ALAN LAWS NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 duy of 19 .

My commission expires

Notary Public

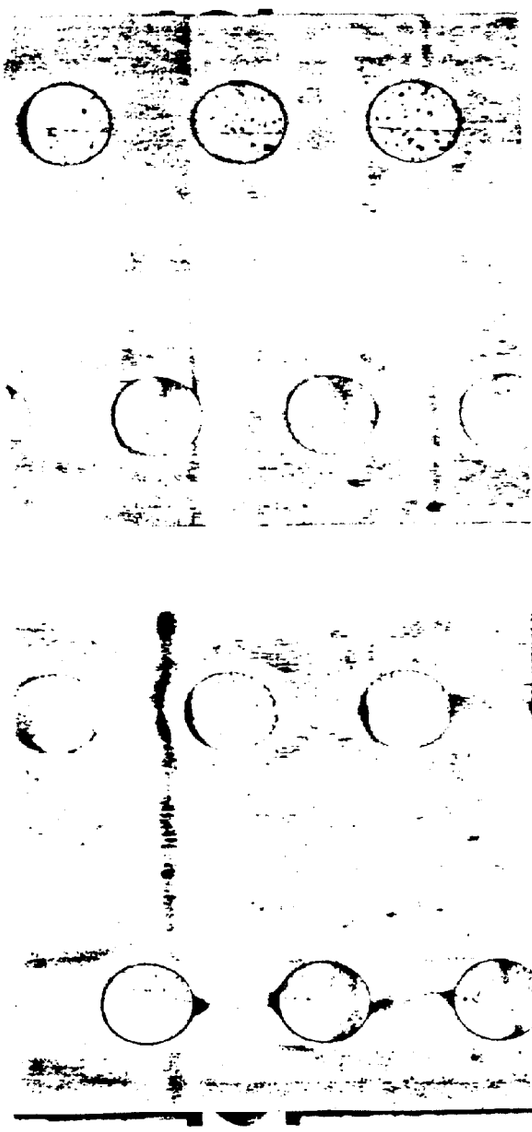
95111381

95 NOV -3 AM 10:40

FELIX Z. ROSENBERG, CLERK
DAVIDSON COUNTY, TN.

4503 11/03 0101 03CHECK 240.25

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



RECEIVED OF _____

FOR _____

BOOK 9849 PG 720

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

11/03/95 01 10:39 0001 4503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0119391

95 NOV -3 AM 10:40

FELIX Z. WILSON, II FEES
DAVIDSON COUNTY, TN

No. 973125