BOOK 10172 PG 516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LEAH POOVEY HODGE 143 Cordin Dairy Road Bostic, North Carolina 28018	OWNER	MAP 119-12 PARCEL 109

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, WE,

MICHAEL L. WAGAHOFF AND WIFE, LISA WAGAHOFF

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

LEAH POOVEY HODGE, A MARRIED WOMAN

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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF BATTLEWOOD SUBDIVISION, SECTION I, RECORDED IN BOOK 1835, PAGE 31, 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 MICHAEL L. WAGAHOFF, UNMARRIED BY WARRANTY DEED FROM VICKI ANN BARNES AMBROSE, ET VIR, JOSH H. AMBROSE, JR. DATED JUNE 23, 1988, OF RECORD IN BOOK 7584, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LISA A. WAGAHOFF JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, OR INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 1996 TAXES AND SUBSEQUENT YEARS.
2. PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 1835, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 30 FOOT MINIMUM BUILDING SETBACK LINE ALONG THE FRONT LINE OF SAID LOT, AND A 10 FOOT EASEMENT FOR UTILITY PURPOSES ALONG THE REAR LINE OF SAID LOT.
3. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 1911, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This is improved property known as: 729 CARLYLE PLACE, NASHVILLE, TN, 37211
(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 27TH day of AUGUST, 1996.

MICHAEL L. WAGAHOFF

LISA WAGAHOFF

BOOK 10172 PG 517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MICHAEL L. WAGAHOFF AND WIFE, LISA WAGAHOFF, with whom I am personally acquainted, (or who 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, at office, this 27TH day of AUGUST, 1996.

Christen Welch
NOTARY PUBLIC

My Commission Expires:

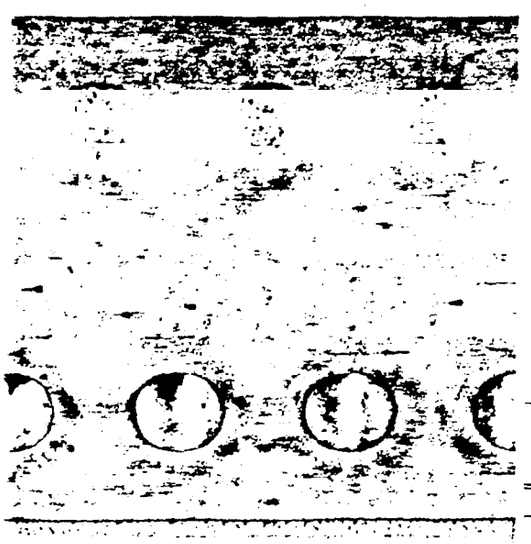
3/25/2000

0219688
IDENTIF. & REFERENCE

96 AUG 30 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

08/30 0101 03CHECK 264.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10172 PG 518

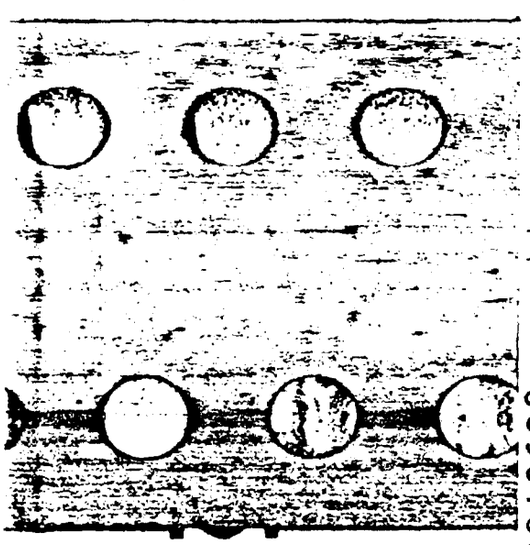
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

08/30/96 01 09:07 0001 2536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0219688

IDENTIF. ↑ REFERENCE

96 AUG 30 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025059