BOOK 10643 PG 328

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court Suite C-5
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Michael Wagner	Cenlar Federal Savings Bank	108-8-270
812 Sandburg Place	425 Phillips Blvd.	Field Book No.
Nashville, TN 37214	Trenton, New Jersey 08628	3D 91052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,832.97.

Affiant

Sworn to and subscribed before me
this 3rd day of October, 1997.

Notary Public

My Commission Expires: 6/23/98

97 OCT 13 AM 10:42
RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0358317

ASSUMPTION DEED

9125 10/13 0101 (3DHLS)

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND EIGHT HUNDRED THIRTY TWO AND 97/100 DOLLARS ($80,832.97), which is the assumption by said **GRANTEE** of the payment of the balance due on a certain promissory note as secured by deed of trust hereinafter described, **GABRIELE I. HOFFMAN,** herein called the **GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL ~~WAGNER~~** WAGENER, herein called the **GRANTEE,** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 44 on the Plan of Reelfoot Subdivision, Section III, of record in Plat Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gabriele I. Hoffman by deed from James M. Hayes and wife, M. Denise Hayes of record in Book 9546, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County taxes for the year 19974 are a lien now due and payable and will be paid by Cenlar Federal Savings Bank.
Map and Parcel 108-8-270; Field Book No. 3D 91052

2. Deed of Trust executed by David Clark, unmarried, to Stephen R. Josleyn,

Trustee, of record in Book 7572, page 746, Register's Office for Davidson County, Tennessee to secure City Federal Savings Bank an indebtedness in the original principal sum of $90,254.00, dated June 10, 1988, payable according to the terms and conditions recited therein.

3. Deed of Trust executed by James M. Hayes and wife, M. Denise Hayes to Jack Case Wilson, Trustee, of record in Book 8367, page 841, Register's Office for Davidson County, Tennessee to secure David Clark an indebtedness in the original principal sum of $100.00, dated May 31, 1991, payable according to the terms and conditions recited therein.

4. All matters appearing on the Plan of Reelfoot Subdivision, Section III, of record in Plat Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 6612, page 610, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, his heirs and assigns, forever; and **GRANTOR** does covenant with said **GRANTEE** that **GRANTOR** is lawfully seized and possessed of that land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and **GRANTOR** does further covenant herself, her heirs and representatives, to warrant and forever defend the title to said land to said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

By **GRANTEE** signature below, **GRANTEE** hereby agrees to assume the payment of the promissory note secured by Deed of Trust herein described, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

This improved property is known as 812 Sandburg Place, Nashville, Tennessee 37214.

WITNESS our hands this 3rd day of October, 1997.

GRANTOR:

Gabriele I. Hoffman

GABRIELE I. HOFFMAN

GRANTEE:

Michael Wagner

MICHAEL WAGNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Gabriele I. Hoffman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 3rd day of October, 1997.

Notary Public

My Commission Expires:

6/23/98

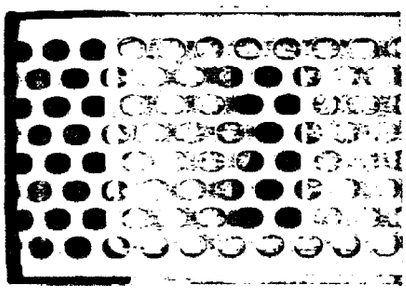
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Michael ~~Wagner~~ Wagner, 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 Franklin, Tennessee, this 3rd day of October, 1997.

Notary Public

My Commission Expires:
6/23/98



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

RECEIVED OF _____

FOR _____

BOOK 10643 PG 331

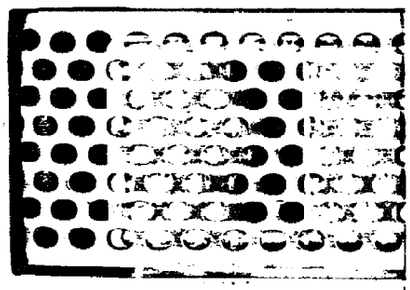
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80832.97
CON TX	299.09
PRFEE	1.00
MISC	12.00
TOTAL	312.09
CHECK	312.09

10/13/97 01 10:41 0001 9125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358317
IDENTIFICATION REFERENCE

97 OCT 13 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1208441