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WARRANTY DEED

New Owner & Address	Send Tax Bills To:	Map-Parcel Numbers
W.C. Magers, and Peggy Magers 2706 Shadow Lane Nashville, Tennessee 37216	W.C. Magers, and Peggy Magers 2706 Shadow Lane Nashville, Tennessee 37216	73-01 168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, Whichever is Greater for this transfer is: $65,000.00

John Robert Evans

Affiant

Subscribed and sworn to before me, this the 6, day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 7-25-98

THIS INSTRUMENT PREPARED BY:

N. EVAN HARRIS
Attorney at Law

3805 Gallatin Road
Post Office Box 160055
Nashville, Tennessee 37216

(615) 262-0055

For and in consideration of the sum of Sixty-Five Thousand and No/100 ($65,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Robert Evans (widower), hereinafter "Grantor", has bargained and sold, and by these presents does transfer and convey unto W.C. Magers, and Peggy Magers as tenants in common with right of survivorship , hereinafter "Grantees", two (2) certain tracts or parcels of land in Nashville, Davidson County, Tennessee, described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Highland View Subdivision of record in Book 1424, page 39, Register's Office for said county.

Said Lot No. 46 Fronts 70 Feet on the westerly side of Milton Drive and runs back 222.8 feet on the northerly line and 204.6 feet on the southerly line to a deed line in the rear, measuring 72.1 feet thereon.

Being part of the property conveyed to Capitol Homes, Inc., by deed from Central Realty Company, of record in Book 1562, page 453, said Register's Office.

Being the same property conveyed to John R. Evans and wife, Lorraine Evans, by deed from Capitol Homes, Inc., of record in Book 1632, page 135, said Registers Office, the said Lorraine Evans having since died.

TRACT 2

Land in Davidson County, Tennessee, being a strip of land fronting on Avalon Drive marked "Reserved' on the plat of Virginia Manor, of record in Book 1835, Page 22, Register's Office for said county.

Said tract begins at a monument in the southerly margin of Avalon Drive, 180 feet easterly from a monument at the beginning of a curve in the southeasterly intersection of Avalon Drive and Warden Drive; thence with a margin of Avalon Drive eastwardly 186.57 feet to a monument; thence continuing with said Avalon Drive 18.12 feet to a monument at the beginning of a curve in the intersection of Avalon Drive and Milton Drive; thence around said curve 31.42 feet to a point in the westerly margin of Milton Drive; thence westwardly in a straight line with the northerly margin of the Highland

View Subdivision (of record n book 1424, page 39, Register's Office for said county) 222..8 feet to the point of beginning.

Being part of the property conveyed to C.A. Wheeler, Jr. , and wife, Alice Thorne Wheeler, by deed of Mrs. Virginia Robinson Woodfin, Book 1847, page 525, Register's Office of said county.

Being the same property conveyed to John Robert Evans and wife, Lorraine Evans (now deceased), by deed of Charles A. Wheeler and wife, Alice Thorne Wheeler in Book 1931, page 21, Register's Office of said county.

Right of easement across subject property for a water line serving the property belonging to Mrs. Virginia Robinson Woodfin.

This conveyance is made subject to restrictions in Book 1558, page 354, Register's Office for Davidson County, Tennessee

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This is improved property, known as:

2200 Milton Drive, Nashville, Davidson County, Tennessee 37216

The foregoing legal description was taken from the conveyance of record referred to herein.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever; and the Grantor does covenant that it is lawfully seized and possessed of said land in fee simple, has a right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself to warrant and forever defend the title to said land to the Grantees, or its 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 this 6 day of July, 1998.

John Robert Evans

GRANTOR, JOHN ROBERT EVANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 6 day of July, 1998

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public: _____

My Commission Expires: 7-25-98

05/07/07 0101 03CHECK 251.50

045978
IDENTIF. ▲ REFERENCE
98 JUL -7 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50

07/07/98 01 14:59 0001 0553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459678
IDENTIF. ▲ REFERENCE

98 JUL -7 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316295