THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tina P. Clark
514 Sheath Circle
Lebanon, Tennessee 37087

MORTGAGEE:
Wilson Bank and Trust
1476 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 108-7B
Parcel 32CO

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, I, **Mary R. Wagner, Devisee Under the Last Will and Testament of Harold B. Wagner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tina P. Clark,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 32 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101. et seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Harold B. Wagner, by virtue of a deed from Molly Raine Wagner, as of record in Book 8012, page 647, Register's Office for Davidson County, Tennessee. The said Harold B. Wagner is deceased and the Grantor is the Devisee Under the Last Will and Testament of Harold B. Wagner as of record in Will Book 229, page 587, Probate Clerk's Office for Davidson County, Tennessee.

MAIL ENV.
99 AUG 13 AM 9:25
BILL GARNETT REGISTER
DAVIDSON CO. TN.
IDENTIF. → REFERENCE
06239922

This is improved property known as 137 N. Timber Drive, Unit 32, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6549, page 475; Book 6561, page 142; Book 7153, page 617, and easements, covenants and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 9 day of August, 1999.

Mary R Wagner
MARY R. WAGNER WAGNER
MRW ER
8.9.99

STATE OF OHIO)
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY R. WAGNER, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF HAROLD B. WAGNER**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Dayton Ohio, Ohio, this 9th day of August, 1999.

Elenor O'Grady
NOTARY PUBLIC

My Commission Expires:

ELNOR O'GRADY, Notary Public
State of Ohio
My Commission Expires July 28, 2003

5672 08/13 0101 03CHECK 208.95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $53,500.00 .

Ina P. Clark
AFFIANT

Subscribed and sworn to before me this 10th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 9/29/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11618 PAGE 107

0623922
IDENTIF. ↑ REFERENCE

99 AUG 13 AM 9:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	53500.00
CON TX	197.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	208.95
CHECK	208.95

08/13/99 01 09:24 0001 5672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503835