Instr:200007050066606 Page: 1 OF 2
REC'D FOR REC 07/05/2000 1:47:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $823.25

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $222,500.00.

Subsribed and sworn before me this the 30th day of June, 2000.

My Commission Expires
April 6, 2004

Affiant

Notary Public

(Affix Seal) RITA ANN MANGRUM NOTARY PUBLIC TN WILLIAMSON CO.

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y222709
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Raymond R. Wagner, Jr. and wife, Jennifer A. Kleine
4236 Wallace Lane
Nashville, TN 37215

Send tax bills to:
SUNTRUST BANK
P.O. BOX 305110/7TH FLOO R
NASHVILLE, TN 37230-5110

Map 130-4 Parcel 99

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Josh Boddie and wife, Susan L. Boddie

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Raymond R. Wagner, Jr. and wife, Jennifer A. Kleine

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 33 on the Plan of Sneed Estates of record in Plat Book 2133, page 10 and 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Josh Boddie and wife, Susan L. Boddie by Deed of record in Book 4969, page 427, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 4236 Wallace Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of June, 2000.

Josh Boddie

Susan L. Boddie

Josh Boddie

Susan L. Boddie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named
Josh Boddie and wife, Susan L. Boddie

The bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 06/30/00

My Commission Expires:
My Commission Expires
April 6, 2004

Notary Public

