Instr:200008290085371 Page: 1 OF 2
REC'D FOR REC 08/29/2000 2:04:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $438.45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Dawna L. Kalanges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd Day of August, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011280

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawna L. Kalanges	ABN AMRO MORTGAGE Group, Inc.	087-05-0-A
(NAME)	(NAME)	
5601 Royal Court	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	101.00CO
Hermitage, TN 37076	Irvine, CA, 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Robert T. Wagner and Jennifer T. Wagner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dawna L. Kalanges** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 of Farmingham Woods, Phase III, a Planned Unit Developement, of Record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert T. Wagner and wife, Jennifer T. Wagner by Warranty Deed from Phillips Builders, Inc., of Record in Book 9382, page 957, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of Farmington Woods, record in Book 8238, page 176, Amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, and in Book 9006, page 414, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plan of Record in Plat Book 7900, page 554, said Register's Office.

This is unimproved ( )
improved(x) property, known as 5601 Royal Court Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 22nd Day of August, 2000.

Robert T. Wagner
Robert T. Wagner

Jennifer T. Wagner
Jennifer T. Wagner

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robert T. Wagner and Jennifer T. Wagner, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd Day of August, 2000.

NOTARY PUBLIC

LINDA V JONES
NOTARY PUBLIC
WILSON C

MY COMMISSION EXPIRES: _____

My Commiss