02

Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 10/12/01 11:03 2pgs
Fees:13.00 Taxes:915.75

20011012-0111463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2001.

Notary Public
My commission expires:

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark A. Wagner	Wells Fargo Home Mortgage	171-03-A-003CO
5009 Fredericksburg Way East	P.O. Box 5137	
Brentwood 37027	Des Moines, IA 50306	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia Ann Roach, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark A. Wagner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section 1A, Fredericksburg, of record in Book 7900, page 529, amended in Instrument No. 200008310086170, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to Cynthia Ann Roach by deed from Willie J. Weeks and wife, Cherie J. Weeks of record in Instrument No. 200009010086909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5009 Fredericksburg Way East, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of October, 2001.

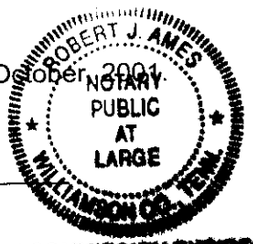
Cynthia Ann Roach

Cynthia Ann Roach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Ann Roach, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 10th day of October, 2001.



Notary Public

My Commission expires

MY COMMISSION EXPIRES:
JUNE 27, 2005