03 Realty Title 48-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19018**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $213,000.00 Affiant Subscribed and sworn to before me, this 14th day of JUNE, 2002. Notary Public My Commission Expires: 3/14/05

WARRANTY DEED

Address New Owner: **MR/MRS JOSEPH F. BRAEUNER** **805 Eades Court** **Nashville, Tennessee 37221**	**Send Tax Bills To:** **1st Trust Bank For Savings** **P.O. Box 17257** **Memphis, TN 38187-0257**	**Tax Information:** MAP 142-13-OA PAR 084.00CO FB #09D82270

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEFFREY G. WAGNER AND WIFE, JOAN L. WAGNER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSEPH F. BRAEUNER AND WIFE, STEPHANIE W. BRAEUNER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 805 EADES COURT, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of JUNE, 2002.

JEFFREY G. WAGNER

JOAN L. WAGNER
BY JEFFREY G. WAGNER
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14th day of JUNE, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires
NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/18/02 15:32 3pgs
Fees:18.00 Taxes:788.10

20020618-0073806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, JEFFREY G. WAGNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JOAN L. WAGNER and is authorized by the said JOAN L. WAGNER to execute this instrument on her behalf.

Witness my hand, at Office, this 14th day of June, 2002.

Notary Public

My Commission Expires:

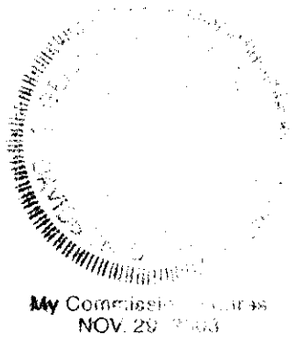


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Riverside Phase 2, as of record in Plat Book 7900, page 656, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey G. Wagner and Joan L. Wagner, husband and wife, by deed from Michael T. Weston and wife, Michelle M. Weston of record in Book 10512, page 438, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7185, page 619, and Book 7405, page 780; (3) Easements of record in Book 6970, page 275, Book 6970, page 281and Book 6970, page 281; (4) Charter of record in Book 7829, page 703; and (5)All matters appearing on the Plan of record in Plat Book 7900, page 656, said Register's Office.