WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/02 15:06 2pgs
Fees:13.00 Taxes:621.60

20021018-0128500

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 168,000.00

Shirley J. McLeod
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Thomas and Kristi Ka Wagner	First Horizon Home Loan Corporation	MAP:161-10-B
4829 Enoch Drive	PO Box 19664	Parcel: 188
Nashville, TN 37211	Irvine, CA 92623-9664	

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

EVE E. BYERS AND TRACY P. BYERS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID THOMAS WAGNER AND WIFE, KRISTI KA WAGNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4829 Enoch Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of October, 2002.

Eve E. Byers by Patricia Haggard, Attorney in fact
Eve E. Byers by Patricia Haggard,
Attorney In Fact

Tracy P. Byers by Patricia Haggard, Attorney in fact
Tracy P. Byers by Patricia Haggard,
Attorney In Fact

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 15th day of October, 2002, before me personally appeared Patricia Haggard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eve E. Byers and Tracy P. Byers and acknowledged that she executed the same as the free act and deed of said Eve E. Byers and Tracy P. Byers.

Witness my hand and official seal at Brentwood, Tennessee.

Notary Public JR

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 34 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eve E. Byers and Tracy P. Byers, wife and husband by Warranty Deed from Fox Ridge Homes, Inc. of record as instrument number 200006070056843, Davidson County Register of Deeds.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Eve E. Byers and Tracy P. Byers pursuant to a power of attorney executed by the same on the 10/04/2002, and being filed of record an Instrument # _____, Register's Office for Davidson County, Tennessee.