THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20743-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: John W. Wagner Katherine A. Wagner 1029 Percy Warner Blvd. Nashville, TN 37205	**Send Tax Bills To:** Calvary Mortgage 2209 Crestmoor Road, #210 Nashville, TN 37215	**Tax Information:** Map No.129-08-0 Parcel No. 051.00

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, **Victoria Ann Marchetti** , Unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. Wagner and wife, Katherine A. Wagner** ("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 1029 Percy Warner Blvd., Nashville, TN, 37205

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 May 23, 2003.

Victoria Ann Marchetti

Davidson County DEEDWARR
Recvd: 05/29/03 16:12 2pgs
Fees:13.00 Taxes:740.00
20030529-0072785

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Victoria Ann Marchetti** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2003.

Notary Public

My Commission Expires: _____

OR

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Section I Warner Park Valley as of record in Plat Book 3600, pages 12 to 14, amended in Book 3702, page 465, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Victoria Ann Marchetti, unmarried by deed from Steven Charles Land, Devisee under the Last Will and Testament of Helen Marie Colbert Land appearing as Instrument No. 20030107-0002602, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Book 3600, pages 12 thru 14, amended in Book 3702, page 465, Register's Office for Davidson County, Tennessee.