FILE BOX 45

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. 21273-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2003. Notary Public My Commission Expires: 3/31/07 JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Richard L. Wagner Mary G. Wagner 310 Rolling Mill Rd. Old Hickory, TN 37138	**Send Tax Bills To:** First Horizon Home Loans P.O. Box 146 Memphis, TN 38101	**Tax Information:** Map No.054.14 Parcel No. 028.00

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, **Ellen B. May and husband Jeffrey T. May**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Lawrence Wagner and wife, Mary Grace 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 310 Rolling Mill Rd., Old Hickory, TN, 37138

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 July 31, 2003.

Ellen B. May

Jeffrey T. May

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ellen B. May and husband Jeffrey T. May**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2003.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/04/03 10:45 2pgs
Fees:13.00 Taxes:999.00

20030804-0109983

EXHIBIT "A"

FILE BOX 45

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Two Brandywine Farms as of record in Plat Book 3700, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey T. May and wife, Ellen B. May by deed dated November 15, 1993 from Bobby W. Hardin and wife, Dorothy S. Hardin of record in Book 9154, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictive covenants contained in an instrument of record in Book 3816, page 544, Book 3822, page 851, Book 3936, page 811, Book 6371, page 372, Book 6691, page 977, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) All matters appearing on the Plan of record in Plat Book 3700, page 28, Register's Office for Davidson County, Tennessee.