Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1362

Davidson County DEEDWARR
Recvd: 08/13/04 12:09 2pgs
Fees:13.00 Taxes:493.58
20040813-0098141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane Tucker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lance Andrew Wagner**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 15, Block "H" on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Diane Tucker, married by Warranty Deed dated July 28, 1995 of record in Book 9754, Page 557, Register's Office for Davidson County, Tennessee. Chris Tucker joins in the execution of this instrument to convey any marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2107 Riverwood Drive, Nashville TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of August, 2004

Diane Tucker by Power of Atty! infact
Diane Tucker

Chris Tucker by Power of Atty. in fact
Chris Tucker

State of Tennessee)
County of Davidson)

On this 6th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lori Mitchell as Attorney In Fact for Diane Tucker and Chris Tucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

JORETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-25-06

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 133,400.00.**

Affiant

Sworn and subscribed before me on this the 6th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:
Lance Wagner
2107 Riverwood Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
73-1-53