Return to: First Title and Escrow Company, Inc.
File Numbe 23417

Davidson County DEEDWARR
Recvd: 10/12/04 15:01 2pgs
Fees:13.00 Taxes:402.93

20041012-0122998

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN06240

**WARRANTY DEED**

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 01st day of ~~September~~ October, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Brian M. Wagner**<br>**1122 Cahal Avenue**<br>**Nashville, TN 37206** | Taylor, Bean & WHitaker<br>1417 N. Magnolia Ave.<br>Ocala, FL 34475 | **072-14-039.00** |

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

**Christopher R. Choate, unmarried**

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

**Brian M. Wagner, unmarried**

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

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

**BEING Lot no. 15 in N.J. Gibson's Addition being a subdivision of Lot No. 2 of the Cahal Lands, a plan of which subdivision is of record in Book 161, page 165, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 15 fronts 50 feet on the south side of Cahal Avenue and runs back between parallel lines to an alley. Said Lot No. 15 being 248.2 feet deep on the west lien and 248 feet deep on the east line.**

**Being the same property conveyed to Christopher R. Choate, by Warranty Deed from David E. Gregory Jr. and wife, Sherry W. Gregory, dated 3-8-04 and recorded 3-9-04 in Instrument Number 20040309-0027092, Register's Office for Davidson County, Tennessee and previously Being the same property conveyed to David E. Gregory Jr. and wife, Sherry W. Gregory, by Warranty Deed from James E. Blunkall and Brenda L. Blunkall dba J & B Investment Property, dated 2-13-01 and recorded 2-15-01 in Instrument Number 20010216-0015230, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **1122 Cahal Avenue, Nashville, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 01st day of ~~September~~ October, 2004.

**Christopher R. Choate**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher R. Choate** the bargainor(s) 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 and official seal at Nashville Tennessee, this 01st day of September 2004.

Commission Expires:_____

Notary Public

PAUL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____

_____
Notary Public