File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2005.

Notary Public
My commission expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/02/05 14:43 2 pg
Fees:13.00 Taxes:540.20

20050302-0023093

03-0502-32511

Address of New Owner:	Send Tax Bills to:	My Tax Information
Chris Wagner	new owner	083-04-0-265.00
1205 Preston Drive		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elwyn A. Weaver and wife, Barbara T. Weaver and Vickie Marlene Keefer, now Hight, and husband, Clarence I. Hight, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chris Wagner and wife, Lyla Wagner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 11-A, on the Plan of Resubdivision of Lots 11 and 12 Rosebank Park, of record in Book 3842, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vickie Marlene Keefer, Elwyn A. Weaver and wife, Barbara T. Weaver, by deed from Charles B. Walker, of record in Book 7326, Page 451, rerecorded in Book 7470, Page 697, Register's Office for Davidson County, Tennessee. Being further conveyed to Elwyn A. Weaver and wife, Barbara T. Weaver, a one-half undivided interest and Vickie Marlene Hight and husband, Clarence I. Hight, a one-half undivided interest, by deed from Vickie Marlene Keefer, Elwyn A. Weaver and wife, Barbara T. Weaver, dated 04/19/1999, recorded 05/03/1999, of record in Book 11459, Page 584, said Register's Office. Vickie Marlene Keefer and Vickie Marlene Hight being one and the same person.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, Book 3842, Page 32, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictive Covenants of record in Book 2041, Page 35, said Register's Office; Easement for a sanitary sewer to the City of Nashville, of record in Book 3460, Page 274, said Register's Office; Agreement for Dedication of License of record in Book 9504, Page 324, said Register's Office.

This property is improved property known as 1205 Preston Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of February, 2005.

Elwyn A. Weaver

Barbara T. Weaver

Vickie Marlene Hight
By Barbara T. Weaver, Atty-in-Fact

Clarence I. Hight, Jr.
By Barbara T. Weaver, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elwyn A. Weaver and Barbara T. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Barbara T. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Vickie Marlene Hight and Clarence I. Hight, Jr. and is authorized by them to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 28th day of February, 2005.

Diane K. Mann

My Commission expires: 03/14/2005