TAX IDENTIFICATION: 115-14

SEND TAX BILLS TO
Fifth Third Mortgage Co.
336 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/23/06 09:52 2 pgs
Fees:13.00 Taxes:2183.00
20060323-0033150

NAME AND ADDRESS OF NEW OWNERS
Matthew R. Fields et ux
114 Bellevue Drive South
Nashville, TN 37205

Prepared From Information Furnished by the Parties by:

Phillip M. George, Attorney at Law
P. O. Box 467
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; we, the undersigned, **THEODORE F. WAGNER (aka Theodore F. Wagner, Jr.) and wife, DIANE B. WAGNER,** have bargained and sold and do by these presents hereby transfer and convey unto **MATTHEW R. FIELDS and wife, KATHRYN FIELDS,** their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being the westerly part of Lot No. 11, on the map of Bransford Realty Company and Johnson Bransfords' Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Plat Book 421, page 67, of the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Said part of Lot 11 fronts 100 feet on the northerly side of Bellevue Drive South and runs back between lines, 252 feet on the westerly side and 255 feet, more or less, on the easterly line to a dead line in the rear, measuring 75 feet thereon.
>
> Being property conveyed to Theodore F. Wagner and wife, Diane B. Wagner by deed from Charles E. Benneyworth and wife, June M. Benneyworth dated August 5, 19991, appearing of record in Book 8429, page 331, of the Register's Office of Davidson County Tennessee.
>
> This conveyance is subject to all matters appearing on the Plan of Bransford Realty Company and Johnson Bransfords' Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Plat Book 421, page 67, Register's Office of Davidson County, Tennessee; easement for brick wall of record in Book 11356, page 863; Reciprocal Easement of record in Book 10338, page 903; Permissive Easement for Driveway and Wall Encroachment of record in Book 8572, page 41; and sewer easement of record in Book 5787, page 51, all of said Register's Office; and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with said Grantees that we are lawfully seized and possessed of said real estate; have a good right to convey same; and that it is unencumbered except by the lien of the 2006 property taxes, which taxes have been prorated between the parties and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 20th day of March, 2006.

Theodore F. Wagner, Jr.
THEODORE F. WAGNER, JR.

By: Diane B. Wagner
Diane B. Wagner
Attorney in Fact

Diane B. Wagner
DIANE B. WAGNER

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named DIANE B. WAGNER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she executed the same on behalf of THEODORE F. WAGNER, JR. , and acknowledged that she executed the same as the free act of the said THEODORE F. WAGNER, JR. by virtue of that Power of Attorney, duly executed by the said THEODORE F. WAGNER, JR. and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 20th day of March, 2006.

Susanne E. Marlowe
Notary Public

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 10-20-08

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Diane B. Wagner
Affiant

Sworn to and subscribed before me this 20th day of March, 2006.

Susanne E. Marlowe
Notary Public

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 10-20-08