Davidson County DEEDWARR
Recvd: 05/18/07 11:32 2 pgs
Fees:13.00 Taxes:3089.50

20070518-0059610

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$835,000.00~~

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2007.

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

E. MANNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John S. Wagster	**Franklin American Mortgage Company**	**144-16-033.00**
1900 Edenbridge Way	**501 corporate Centre Drive**	
Nashville, TN 37215	**Franklin, TN 37067**	

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

Lynda W. Wagster and husband, John W. Wagster

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

John S. Wagster and wife, Elizabeth T. Wagster

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:

Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Hound's Run of record in Plat Book 6900, Page 167-171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lynda W. Wagster by deed dated May 30, 1990 from First Tennessee Bank, N.A. of record in Book 8122, Page 404, Register's Office for Davidson County, Tennessee. The said John W. Wagster having quitclaimed to Lynda W. Wagster by quitclaim deed dated October 31, 1996 of record in Book 10244, Page 931, Register's Office for Davidson County, Tennessee.

John W. Wagster joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Lynda W. Wagster.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1900 Edenbridge Way, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 16th day of May, 2007.

Lynda W. Wagster
Lynda W. Wagster

John W. Wagster
John W. Wagster

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lynda W. Wagster and John W. Wagster**, the bargainor(s) 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 **16th** day of **May, 2007.**

E. Manning

Notary Public

My Commission Expires: 11-22-10

