Davidson County DEEDWARR
Recvd: 05/09/08 12:39 3 pgs
Fees:18.00 Taxes:2830.50
20080509-0048263

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2008. Notary Public My Commission Expires: May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows: Fred T. Lowrance, Jr. 4321 Sneed Road Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 130 08 0 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD E. WAGNER AND REBECCA A. WAGNER, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FRED T. LOWRANCE, JR. AND WIFE, POCAHONTAS LOWRANCE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 155 feet of Lot 9 and a portion of a 5 foot reserved strip immediately in the rear of said lot on the Plan of Bellemeade Annex, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee, as clarified by Boundary Line Agreement of record as Instrument No. 20080423-0041530, in said Register's Office.

Said part of Lot No. 9 front 155 feet on the west side of Sneed Avenue and runs back between parallel lines 300 feet to the west line of the 5 foot reserved strip, as clarified by Boundary Line Agreement of record as Instrument No. 20080423-0041530, in said Register's Office.

Being the same property conveyed to Chad E. Wagner and Rebecca A. Wagner, husband and wife, by deed from J. Chris Meadows, single, of record as Instrument No. 20060718-0086174, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction.

This conveyance is made subject to:

1. 2008 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

3. Boundary Line Agreement of record as Instrument No. 20080423-0041530, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4321 Sneed Road 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of May, 2008.

Chad E. Wagner
Chad E. Wagner

by Trudy Clark, Attorney in Fact
By: Trudy Clark, as Attorney in Fact

Rebecca A. Wagner
Rebecca A. Wagner

by Trudy Clark, Attorney in Fact
By: Trudy Clark, as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRUDY CLARK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **CHAD E. WAGNER** and is authorized to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 8th day of May, 2008

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRUDY CLARK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **REBECCA A. WAGNER** and is authorized to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 8th day of May, 2008

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010