THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Realty Title & Escrow** **FTEC File No. 27948-07-2008** 383 Sammy Cash Pkwy Ste. 140 Hendersonville, TN 37075	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Holly Christ Affiant Subscribed and sworn to before me this 19th day of August, 2008. Notary Public My Commission Expires: 5/22/10

BRANDON BELTZAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andre L. Wagner, Lori A.Wagner 4013 Shufeld Court Antioch, TN 37013	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce St Ste. 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 14814028700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodrick Williams and Karle Montgomery, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andre L. Wagner and wife, Lori A. Wagner** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4013 Shufeld Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2008.

Rodrick Williams by J. Michael Morgan attorney in fact
Rodrick Williams
By J. Michael Morgan as his Attorney in fact

Karle Montgomery by J. Michael Morgan attorney in fact
Karle Montgomery
By J. Michael Morgan as her Attorney in fact

Davidson County DEEDWARR
Recvd: 08/21/08 08:45 2 pgs
Fees:13.00 Taxes:444.00
20080821-0085797

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Rodrick Williams and Karle Montgomery as their Attorney-In-Fact, and as the free act and deed of the within named Rodrick Williams and Karle Montgomery.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of August , 2008.

Donald E. Knipp
Notary Public

My Commission Expires:

DONALD E. KNIPP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Colewood Acres, Section 5, as of record in Plat Book 5200, page 303, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rodrick Williams and Karle Montgomery, husband and wife as joint tenants with right of survivorship by deed dated July 23, 2003 from The CIT Group/Consumer Finance, Inc. of record in Instrument No. 20030911-0133096, re-recorded in Instrument No. 20031002-0145622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 5200, page 303, Register's Office for Davidson County, Tennessee.

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075