WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

Subscribed and Sworn to before me, this 13th day of March, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.26.09
(AFFIX SEAL)

TAHEAA BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

BILL GARRETT, Davidson County
T20090018144 DEEDWARR
Recvd: 03/18/09 14:01 2 pgs
Fees:13.00 Taxes:712.25
20090318-0024457

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold A. Wagner	New South Federal	181-03-O-A
(NAME)	(NAME)	(MAP)
7260 Santeelah Way	210 Automation Way	160.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Cane Ridge, TN 37013	Birmingham AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Matthew R. Welsh and spouse, Angela M. Welsh, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Harold Wagner, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 160, on the Plan of Section Five, Indian Creek Estates, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Matthew R. Welsh and Angela M. Welsh, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20041102-0131577, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 7260 Santeelah Way, Cane Ridge, Tennessee 37013

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 do 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 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 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/our hand(s) this 13th day of March, 2009.

Matthew R. Welsh

Angela M. Welsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Matthew R. Welsh and Angela M. Welsh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of March, 2009.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN