AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090058862 DEEDWARR
Recvd: 08/27/09 13:50 3 pgs
Fees:18.00 Taxes:2612.20
20090827-0080719

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **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 $706,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2009. Notary Public My Commission Expires:

SHANNON L. ERWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Chad E. Wagner and wife, Rebecca A. Wagner 408 Sunnyside Drive Nashville, TN 37205	Suntrust Mortgage P.O. Box 79041 Baltimore, MD 21279-0041	116-11-0-045.00

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, **JEFFREY DANIEL DRAUGHN AND WIFE, BARBARA D. DRAUGHN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHAD E. WAGNER AND WIFE, REBECCA A. WAGNER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 foot of Lot 18 and the northerly 80 foot of Lot 17, Block E, in the Honeywood Subdivision of the Malone Estate, not of record, more particularly described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18 and 17, 140 feet to a point, being the northeast

corner of a 20 foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less to the beginning.

Being the same property conveyed to Jeffrey Daniel Draughn and wife, Barbara D. Draughn by deed dated January 25, 2001, from MacRae Fort Linton and Kelly Akers Linton of record at Instrumment No. 20010130-0009090, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 2009 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.

This is improved property known as: 408 Sunnyside Drive Nashville, TN 37205.

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 19th day of August, 2009.

Jeffrey Daniel Draughn

Barbara D. Draughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY DANIEL DRAUGHN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of August, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA D. DRAUGHN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of August, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011