BOOK 4875 PAGE 778

Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Charles Wingard	Volunteer Federal Sav. & Loan	6D74012
c/o Security Pacific Nat'l Bank (NAME)	Association (NAME)	
1 Wilshire Blvd. (STREET ADDRESS OR ROUTE NUMBER)	408 Union Street (STREET ADDRESS)	6D74016
Los Angeles, Ca. 90017 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balances owing on two notes in the original amount of $30,000.00 each to Volunteer Federal Savings and Loan Association of Nashville, secured by Deeds of Trust of record in Book 4768, Page 972, and Book 4768, Page 976, Register's Office for Davidson County, Tennessee.

We, Lawrence C. Tant and wife, Donna L. Tant,

have this day bargained and sold, and do hereby transfer and convey into the said James Charles Wingard and wife, Marlena Joan Wingard, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts or parcels of land in the Sixth Civil District of Davidson County, Tennessee.

Being Lots Nos. 32 and 34 as shown on the Plan of Huntington Park, Section One, of record in Book 4175, Page 10, Register's Office for said County.

Said Lots Nos. 32 and 34 each front 75.0 feet on the Northerly side of Huntington Parkway, and run back between parallel lines measuring 150.0 feet, to a line in their rear measuring 75.0 feet.

Being the same property conveyed to Lawrence C. Tant and wife, Donna L. Tant, by deed from Garry R. Weaver and wife, Joan C. Weaver, of record in Book 4821, Page 442, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $78,356.74

Subscribed and sworn to before me, this the 13 day of December 19 74

Affiant

My commission expires: Dec. 15 1978 (Affix Seal)

Notary Public

MARION B. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Charles Wingard and wife, Marlena Joan Wingard, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 13th *day of* DECEMBER, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence C. Tant

Donna L. Tant

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marion B. Wilson, a Notary Public in and for said County and State, Lawrence C. Tant and wife, Donna L. Tant,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this 13th day of December, 1974.

Marion B Wilson
Notary Public

Commission expires Jan. 15, 1978

MARION B. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC 17 74 CONV 78,356.74
DEC 17 74 S'TAX A* 203.84
DEC 17 74 PR'FEE A* .50
DEC 17 74 W'DEED A* 4.00 * 208.34

WARRANTY DEED

FROM

LAWRENCE C. TANT, ET UX,

TO

JAMES CHARLES WINGARD, ET UX,

C 81782

IDENTIF. REFERENCE

DEC 17 3 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238