FORM NO. WD-1

BOOK 5041 PAGE 217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 15,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 19 76

Notary Public

MY COMMISSION EXPIRES: 7-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vera Mai Aaron (NAME)	Engel Mortgage Company, Inc. (NAME)	94-01
600 Village Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	278
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	23W-12438

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wendell W. Dean, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vera Mai Aaron

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot "X" on the plan of Shelby Village No. Five, of record in Book 2854, page 118, Register's Office for said County.

SAID Lot "X", which is a corner lot, fronts 75.4 feet on the westerly margin of Village Court and fronts 53.0 feet on the southerly margin of Eastside Avenue, said frontages being joined by a curve having a length of 33.9 feet and extends back 97.0 feet on the westerly line and 74.6 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Wendell W. Dean by deed from Helen Irene Tew, of record in Book 4806, page 236, said Register's Office, the information set forth in the derivation clause therein being erroneous, the said Helen Irene Tew having acquired title thereto under the name "Irene Peden" with her former husband, Clinton Peden, by deed from Thomas L. Green and wife, Nancy H. Green, of record in Book 4248, page 708, said Register's Office, the interest of the said Clinton Peden having been divested out of him and vested in the said Irene Peden, later Helen Irene Tew, by decree of the Probate Court for said County in proceedings styled Helen Irene Knight Peden vs. Clinton Winslow Peden, Rule No. 58264, entered in Minute Book 16C, page 1238, in the Clerk's Office for said Court, a certified copy of which is recorded concurrently herewith.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 600 Village Court (House Number) (Street) Nashville, Tn. 37206 (P. O. Address) (City or Town) (Postal Zip)

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 hand this 30TH day of JUNE, 19 76

Wendell W. Dean

Wendell W. Dean

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell W. Dean, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30TH day of JUNE 1976

Commission expires 9-8-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Wendell W. Dean, unmarried

TO
Vera Mai Aaron

D 56450

IDENTIFICATION REFERENCE

JUL 1 12 35 PM '76

REGISTER
DAVIDSON CO. TENN.

Attotneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-1 76	CONV	15,300.00		
JUL-1 76 S'TAX			B*	39.78
JUL-1 76 PR'FEE			B*	.50
JUL-1 76	W'DEED		B*	4.00
			*	44.28