Prepared By: Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t

WARRANTY DEED

BOOK 5097 PAGE 880

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Franklin D. Champion (NAME)	Mtg. Corp. of the South (NAME)	65-9
4849 Whittier Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	64 Pa
Old Hickory, TN. 37138 (CITY) (P. O ZONE) (STATE)	Birmingham, Ala. 35202 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- *Dollars,*

Ewell P. Neil, Jr. and wife, Lila J. Neil

have this day bargained and sold, and do hereby transfer and convey unto the said Franklin D. Champion and wife, Elizabeth A. Champion *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, page 81, Register's Office for said County.

Said Lot No. 98 fronts 75 feet on the easterly side of Whittier Drive and extends back between parallel lines 145 feet to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Ewell P. Neil, Jr. and wife, Lila J. Neil by deed from Randall C. Weaver and wife, Geraldine A. Weaver as of record in Book 5082, page 348, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5082, page 348, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 15th day of Dec. 1976

Affiant: Franklin D. Champion

My commission expires: 11-12-80 (Affix Seal)

Notary Public: William D. Traber

This is improved ( ) unimproved (X) property, known as 4849 Whittier Dr.; Old Hickory, Tenn. 37138 (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 Grantees *(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.*

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

Witness our *hand* s *this* 13th *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ewell P. Neil

X Lila J. Neil

BOOK 5097 PAGE 881

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. E. Hooper, a Notary Public in and for said County and State, the Within

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

Witness my hand and official seal at Nashville Tennessee this 13th day of December, 1976.

R. E. Hooper
Notary Public

Commission expires 11-21-78

R. E. HOOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 76 CONV 32,500.00
DEC 17 76 S TAX B* 84.50
DEC 17 76 PRT FEE B* .50
DEC 17 76 W DEED B* 4.00 * 89.00

WARRANTY DEED

FROM
Ewell P. Neil, Jr. et ux
TO
Franklin D. Champion et ux

D 81686

IDENTIF. REFERENCE

DEC 17 1 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAIL TO:
P.O. Box 2255