This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5105 PAGE 152

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE L. WALL	Engel Mortgage Company	11D 27615
(NAME)	(NAME)	
138 Harris Street	PO Box 847	3414-66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn 37115	Birmingham Alabama 35201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated January 6, 1976, and filed for record January 8, 1976, in the office of recorder of deeds of Davidson County, Tenn. in Book 4986, page 571, and note of even date thereby secured, in the original principal amount of $21,000.00 payable to Engel Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
GLENN C. HANSEN AND WIFE, KIM C. HANSEN, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOE L. WALL, hereinafter referred to as Grantee,

his (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Stanley Heights, of record in Plan Book 3300, page 74, Register's Office for said County.

Said Lot No. 51 fronts 60.0 feet on the southeasterly margin of Bain Drive and extends back 120.0 feet on the northeasterly line and 120.0 feet on the southwesterly line to a dead line in the rear, measuring 64.2 feet thereon.

Being the same property conveyed to Glenn C. Hansen and wife, Kim C. Hansen, by deed from Thomas W. Lambert and wife, Clarice Ann Lambert, of record in Book 4986, page 569, Register's Office for Davidson County, Tennessee.

The grantee further hereby assumes the obligations of Glenn C. Hansen and wife Kim C. Hansen under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 16th day of July 19 76

Affiant Joe L. Wall

My commission expires: 5-14-78 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 1404 Bain Drive, Madison, Tennessee 37115
(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 grantee, his (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 appears of record.

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

Witness our hand s this 16th day of July, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Glenn C. Hansen

Kim C. Hansen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

GLENN C. HANSEN AND WIFE, KIM C. HANSEN

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 MADISON, Tennessee, this 1st day of July, 19 76.

Notary Public

Commission expires 8-14-79

JERRY W. SORANI NOTARY PUBLIC TENN. DAVIDSON COUNTY

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 ...

127 DOWN 21,500.00
127 S'TAX 55.90
127 M'FEE .50
127 M'DEED 4.00 * 60.40

WARRANTY DEED

FROM
GLENN C. HANSEN, ET UX

TO
JOE L. WALL

D 8 4 8 8 1

RECEIVED FOR REFERENCE

JAN 12 12 52 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115