BOOK 5191 PAGE 647

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,152.28

Richard C. Lauper, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: July 14, 1981
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Lauper, Jr. et ux	Engel Mortgage Company	Map 96-10
(NAME)	(NAME)	
705 Colfax Drive	P. O. Box 847	Par. 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Birmingham, Alabama 35201	3D 58935
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Joel D. Wilson and wife, Sherrie L. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Lauper, Jr. and wife, Thresa H. Lauper

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 No. 274 Map of Cloverhill Subdivision, Section 5, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, as amended in Book 2299, page 555, Register's Office for Davidson County, Tennessee.

Said Lot No. 274 fronts 124.91 feet on the easterly side of Colfax Drive and runs back between lines 288.7 feet on the northerly line and 200 feet on the southerly line to a line at the rear measuring 163.1 feet thereon.

Being the same property conveyed to Joel D. Wilson and wife, Sherrie L. Wilson by deed from David Price Simms and wife, Shirley Ann Simms, of record in Book 5055, page 606, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 5055, page 608, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 705 Colfax (House Number) (Street) Nashville, Tennessee 37214 (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 our hands this 31st day of August, 1977

Joel D Wilson

Sherrie L. Wilson

STATE OF TENNESSEE
Davidson County

BOOK 5191 PAGE 648

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel D. Wilson and Sherrie L. Wilson

the bargainor S, 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 Nashville, Tennessee, this 31st day of August 19 77

Commission expires July 11, 1981

Larry L. Wentzel
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 Joel D. Wilson, et ux

TO Richard C. Lauper, Jr., et ux

E 23552

IDENTIF. REFERENCE

SEP 1 8 43 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37203

SEP-17	CONV	32,152.28			
SEP-17	S'TAX		B*	83.72	
SEP-17	PR'FEE		B*	.50	
SEP-17	W'DEED		B*	4.00	* 88.22