BOOK 5218 PAGE 107

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF NOVEMBER, 19__.

Notary Public

MY COMMISSION EXPIRES: 2-2-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Leder (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	2DU-23031
4554 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive, #200 (STREET ADDRESS)	MAP 148-8
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (CITY) (STATE) (ZIP)	PARCEL 28

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, Steven W. Murgita and wife Katherine E. Murgita

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Leder, unmarried

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:

BEING Lot No. 26 on the Plan of Oakwood Terrace, Section "1", as of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven W. Murgita and wife, Katherine E. Murgita by deed from Federal Home Loan Mortgage Corporation of record in Book 5031, Page 671, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4559, Page 72, and any existing easements of record.

This is improved (XX) unimproved ( ) property, known as 4554 Artelia Drive (House Number) (Street) Antioch, TN 37013 (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 hand this 2ND day of NOVEMBER, 19__

Steven W. Murgita Steven W Murgita

Katherine E. Murgita Katherine E. Murgita

STATE OF TENNESSEE
Davidson County

BOOK 5218 PAGE 108

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven W. Murgita and wife Katherine E. Murgita

the bargainor S, with whom I am personally acquainted, and who acknowledged that tney executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nasnville, Tennessee, this 2ND day of NOVEMBER, 19 77.

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Steven W. Murgita

TO
John E. Leder

E 34757

IDENTIF. REFERENCE!

Nov 3 8 50 AH '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

NOV-37	CONV	31,250.00			
NOV-37	S'TAX		B*	81.12	
NOV-37	PR'FEE		B*	.50	
NOV-37	W'DEED		B*	4.00	* 85.62

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238