ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew R. Grupke, Et ux	Security Pacific Mortgage Corp	133-15
(NAME)	(NAME)	
342 Elysian Fields Road	P.O. Box 2450	15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Denver, Colorado 80201	6DA-59525
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV 21 77	CONV	29,500.00			
NOV 21 77	S'TAX		B*	76.70	
NOV 21 77	PR'FEE		B*	.50	
NOV 21 77	W'DEED		B*	4.00	* 81.20

We, John C. Walton and wife, Virginia Y. Walton

have bargained and sold, and by these presents do transfer and convey unto the said Matthew R. Grupke and wife, Rebecca M. Grupke

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 on the Plan of Paragon Hills, as of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 66 feet on the northwesterly side of Elysian Fields Road and extends back 158.1 feet on the northeasterly line and 149 feet on the southwesterly line to a dead line, measuring 66.6 feet thereon.

Being the same property conveyed to John C. Walton and wife, Virginia Y. Walton, by deed from James D. Carter and wife, Janice Carter of record in Book 5175, page 212, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 342 Elysian Fields Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 18th day of November, 1977.

John C. Walton

Virginia Y. Walton

BOOK 5224 PAGE 536

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named

John C. Walton

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 17th day of November, 19 77.

My commission expires 7-30-79 Notary Public Rick M. Johnson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Matthew R. Grupke

Sworn to and subscribed before me this 17th day of November, 1977.

My commission expires 7-30-79 Notary Public Rick M. Johnson

This instrument was prepared by:
Rick M. Johnson 95 White Bridge Rd. Suite 407, Nashville, Tennessee 37205
Name Address

Personally appeared before me, the undersigned, a Notary Public in, and for Davidson County, Tennessee, the within named, Virginia Y. Walton, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and offical seal at Nashville, Tennessee, this 21st day of November, 1977.

My Commission Expires: 7-30-79 Rick M. Johnson
Notary Public

WARRANTY DEED

FROM WALTON, ET UX

TO GRUPKE, ET UX

E 37779

IDENTIF. REFERENCE

Nov 21 8 22 AM '77

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219