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WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Heath and wife, Judy P. Heath	Engel Mortgage Company, Inc.	148-2-66
(NAME:)	(NAME:)	
316 Lallemand Court	P. O. Box 847	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Birmingham, Alabama 35201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 5064, page 311, Register's Office for Davidson County, Tennessee,

JAN31[80]	CONV	32,496.52			
JAN31[80]	S'TAX		B*	84.50	
JAN31[80]	PR'FEE		B*	.50	
JAN31[80]	W'DEED		B*	6.00	* 91.00

I, Deborah L. Frazier, a single person,

have bargained and sold, and by these presents do transfer and convey unto the said James V. Heath and wife, Judy P. Heath, 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. 18 on the Plan of Luna Heights, Section 2, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Lallemand Court at the corner of Lots 18 and 19; thence northwesterly with the line of those lots, 308 feet; thence southwesterly 107 feet to a concrete monument; thence southeasterly along the proposed Interstate Highway, 149 feet to the corner of Lots 17 and 18; thence with the line of those lots, southeasterly 233.5 feet to the west margin of Lallemand Court; thence with said Court, northwesterly around a slight curve 54 feet to the beginning.

BEING the same property conveyed to Deborah L. Frazier by deed from John G. Willard and wife, Donna M. Willard of record in Book 5187, page 496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be assumed by Grantees.
(2) Restrictive covenants contained in an instrument recorded in Book 3066, page 234, Register's Office for Davidson County, Tennessee.
(3) The Plan of record in Book 2900, page 85, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Lallemand Court and a 10 foot easement for public utility purposes along the north rear line and the northwesterly line of said lot.
(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,496.52

Subscribed and sworn to before me, this the 30th day of January, 19 78

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

(4) Lack of ingress and egress to controlled access highway.
(5) Deed of Trust of record in Book 5064, page 311, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
JAN 31 11 59 AM '78
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.
RETURN TO: REFERENCE:
E 48290

This is improved (unimproved ( )) property, known as 316 Lallemand Court, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James V. Heath and wife, Judy P. Heath, their *heirs and assigns, forever.*

And I *do covenant with the said* James V. Heath and wife, Judy P. Heath *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as noted above.

And I, Deborah L. Frazier *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James V. Heath and wife, Judy P. Heath, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* Jan, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deborah L. Frazier
DEBORAH L. FRAZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, the within named Deborah L. Frazier

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 official seal at Nashville, Tennessee, this 30th day of January, 1978.

George V. Crawford, Jr.
Notary Public

Commission Expires August 15, 1979

STATE OF
COUNTY OF

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

the 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, this day of, 19.

, Notary Public.

Commission Expires.

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.