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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Jerry W. Sorani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 1978

Rebecca M. Gardner
Notary Public

MY COMMISSION EXPIRES: 7-29-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, Attorney, 807 American Trust Bldg., Nashville Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe L. Wall et al (NAME)	Engel Mortgage Co., Inc. (NAME)	34-14
3870 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	67
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama (CITY) (STATE) (ZIP)	11D 27610

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~~ I, James M. Larkins, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe L. Wall and Jerry W. Sorani

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. 52 on the Plan of Stanley Heights, of record in Book 3300, page 74, Register's Office, Davidson County, Tennessee.

SAID Lot No. 52 fronts 60 feet on the southeasterly side of Bain Drive and runs back between lines, 120 feet to a dead line on which it measures 64.3 feet.

BEING the same property conveyed to James M. Larkins by deed from Jerry W. Sorani, of record in Book 5103, page 772, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured by a Deed of Trust with Engel Mortgage Company, Inc., of record in Book 5103, page 774, Register's Office, Davidson County, Tennessee.

ESCROW account and insurance held in connection with the above assumed loan are hereby transferred from the grantor herein to the grantees herein.

This is unimproved ( ) improved (X) property, known as 1402 Bain Drive, Madison, Tennessee 37115
(House Number) (Street) (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 my hand this 8th day of FEBRUARY, 19 78

James M Larkins
JAMES M. LARKINS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named James M. Larkins,

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 8TH day of FEBRUARY 1978.

Commission expires 7-29-81

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, a 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 _____.~~

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

~~My commission expires _____~~

~~Notary Public~~

WARRANTY DEED

FROM James M. Larkins, a single person

TO Joe L. Wall and Jerry W. Sorani

E. 4 9 8. I. 5.

IDENTIF. REFERENCE

FEB 9 11 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9 78	CONV	25,000.00			
FEB-9 78	S'TAX		B*	65.00	
FEB-9 78	PR'FEE		B*	.50	
FEB-9 78	W'DEED		B*	4.00	* 69.50