BOOK 5253 PAGE 47

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,900.00

Charles T. Sills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 1978

Carl R. Harris
Notary Public

MY COMMISSION EXPIRES: 11-23-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Sills	Engel Mortgage Company, Inc.	2D 47394
(NAME)	(NAME)	
3605 Butler Road	P.O. BOX 847	136-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennesee 37217	Birmingham, Al 35201	82
(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, K & W, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Sills et ux Patricia D. Sills

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. 102 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to K & W, Inc. by deed from Otis W. Charlton et ux and Matt Paul Hilger et ux, of record in Book 4633, Page 236 and Book 4633, Page 240, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4649, Page 295, said Register's Office.

This conveyance is subject to a public utility and drainage easement, and a building setback line, of record in Plat Book 4460, Page 115, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 3605 Butler Road (House Number) (Street) Nashville, Tennesee 37217 (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 10TH day of FEBRUARY, 19 78

K Ray Williams Sec Treas

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. Ray Williams and xxxxxxxxxxxxxxx with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Secretary- Treasurer and xxxxxxxxxxxxxx respectively of the K & W, Inc. the within named bargainor, a corporation, and that (he) as such Secretary-Treasurer and xxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Ray Williams as such Secretary-Treasurer, and attesting the same by the said xxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of February, 19 78

My commission expires 1/29/79

Pauline Morel
Notary Public

PAULINE MOREL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 50690

WARRANTY DEED

FROM K & W, Inc.

TO Charles T. Sills

IDENTIF. REFERENCE

FEB 15 11 06 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Book 12

FEB 15 78	CONV	50,900.00			
FEB 15 78	S'TAX		B*	132.34	
FEB 15 78	PR'FEE		B*	.50	
FEB 15 78	W'DEED		B*	4.00	* 136.84