BOOK 5262 PAGE 459

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,400.00

Steven F. Lupton
Affiant

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

Earline Mordle
Notary Public

MY COMMISSION EXPIRES: 1-29-79

(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 NUMBER
Steven F. Lupton	Churchill Mortgage Corporation	GO-9366
(NAME)	(NAME)	
617 Wade Circle North	1835 Savoy Drive, N.E., 300	26-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Atlanta, Ga 30341	17
(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, Clyde E. Angell et ux Katherine Angell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven F. Lupton et ux Sally J. Lupton

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 the east 78 feet of Lot No. 45 on the Map of Terra View Subdivision, as of record in Plat Book 1130, Page 69, as revised in Book 1424, Page 4, Register's Office for said County.

Said part of said lot fronts 78 feet on the southerly side of Wade Circle North, and runs back between lines, 179.8 feet on the easterly line and 184 feet more or less on the westerly line to a dead line in the rear on which it measures 78 feet.

BEING the same property conveyed to Clyde E. Angell by deed from Pamela L. Angell Young, of record in Book 4881, Page 163, said Register's Office. The said Katherine Angell herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to easements and building lines of record in Plat Book 1130, Page 69, Register's Office, Davidson County, Tennessee.

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

This is { unimproved / improved } property, known as 617 Wade Circle North Goodlettsville, TN 37072
(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 our hand this 10TH day of MARCH, 19 78

Clyde E. Angell Clyde E Angell

Katherine Angell Katherine Angell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde E. Angell et ux Katherine Angell

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10TH day of MARCH 1978

Commission expires 1-29-79

Earline Morelli
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

E 5 4 7 9 5

WARRANTY DEED

FROM
Clyde E. Angell

TO
Steven F. Lupton

IDENTIF. REFERENCE

MAR 15 10 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 15 78	CONV	25,400.00			
MAR 15 78	S'TAX		B*	66.04	
MAR 15 78	APR'FEE		B*	.50	
MAR 15 78	W'DEED		B*	4.00	* 70.54

Title Escrow, Inc.
213 Fortune Building 1
311 Union Street Boulevard
Nashville, Tenn. 37219
Attn: Bet #12