THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 5263 PAGE 428

MAIL TO:

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S. E. MALUGEN, ET UX	The Lomas & Nettleton Company	Map 72-7
(NAME)	(NAME)	
818 Gwynn Drive	3200 Pacific Avenue	Par. 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37216	Virginia Beach, Virginia 23451	
(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, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness of record in Book 4529, page 336, Register's Office for Davidson County, Tennessee, in the approximate amount of $12,000.00,

WE, JOHN L. LANE and wife, EDITH LANE, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said S. E. MALUGEN and wife, PATTI J. MALUGEN, hereinafter called the GRANTEES, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 23 on the Map of L. A. Warren's Resubdivision of Block "C" of R. M. Dudley's Subdivision of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the northerly margin of Kirkland Avenue, the corner of Lots 23 and 24, being 575 feet westerly from the westerly margin of Riverside Drive; thence with the margin of said Kirkland Avenue, westerly 50 feet to an iron pin; being the common corner of Lots 22 and 23; thence North 16° 30' West 150 feet, to an iron pin; thence easterly 50 feet to a point; thence southerly 150 feet to the beginning.

Being the same property conveyed to John L. Lane and wife, Betty L. Lane, by deed from James R. Tribble and wife, Mary Ann Tribble, of record in Book 4701, page 431, Register's Office for Davidson County, Tennessee, and being reconveyed to John L. Lane by Divorce Decree of record in Minute Book _____, page _____, Circuit Court Clerk's Office for Davidson County, Tennessee, and the said John L. Lane is now remarried.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 7th day of March 19 78

Affiant S E Malugen

My commission expires Dec 5 1979 (Affix Seal)

Notary Public Cindy Lee Sloan

This is unimproved / improved property, known as 1408 Kirkland Avenue, Nashville
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 7th *day of* March, 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.*

John L Lane

Edith Lane

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN L. LANE and wife, EDITH LANE

*the within named bargainor*S, *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 Madison, *this* 7th *day of* March, *19*78.

Cindy Lee Sloan
Notary Public

Commission expires Dec. 5, 1979

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 .....

MAR 17 78	CONV	17,500.00			
MAR 17 78	S'TAX		B*	45.50	
MAR 17 78	PR'FEE		B*	.50	
MAR 17 78	W'DEED		B*	4.00	* 50.00

WARRANTY DEED

FROM
JOHN L. LANE, ET UX

TO
S. E. MALUGEN, ET UX

E 5 5 2 3 I:

IDENTIF. REFERENCE

MAR 17 2 34 PH '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS