BOOK 5269 PAGE 198

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William J. Magdziak, et ux

TO

Harold R. Leach, et ux

For draftsman's use

MAIL TO

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 3720

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold R. Leach, et ux (NAME)	Churchill Mortgage Corporation (NAME)	MAP 96-15
3132 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., Suite 300 (STREET ADDRESS)	PAR. 31
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30341 (CITY) (STATE) (ZIP)	3DZ-61556

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

APR 4 1 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 57.9 1.9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

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

----------($10.00)----------

DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEES, and their agreement to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book 5025, Page 678, Register's Office Davidson County, Tennessee, to which reference is made for the terms, conditions and limitations.

We, William J. Magdziak and wife, Mary Ann Magdziak, GRANTORS, herein, have bargained and sold, and by these presents do transfer and convey unto the said Harold R. Leach and wife, Estelle K. Leach, GRANTEES, herein, 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. 12 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 12 fronts 72 feet along the northwesterly margin of Boulder Park Drive and runs back 120 feet on the southwestelry line and 115 feet on the northeasterly line to a witness line on which it measures 100.80 feet and extends back 22 feet, more or less, on the southwesterly side and 20 feet, more or less, on the northeasterly side to the center line of McCrary Creek.

BEING the same property conveyed to William J. Magdziak and wife, Mary Ann Magdziak, by deed from Terry W. Harris et ux, Jennifer A. Harris, of record in Book 5178, Page 621, Register's Office Davidson County, Tennessee.

GRANTORS hereby assign, transfer and set over unto the GRANTEES, all their right, title and interest in and to the escrow account and insurance.

CO 41500.00	MO
WD 4.00	MS
TD	ST 107.40
CC	ST
MR	PF .50
UCC	TOTAL 112.40

BOOK 5269 PAGE 199

WD-2

This is unimproved ( ) improved (XXX) property, known as 3132 Boulder Park Drive, Nashville, TN. 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors 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.

And Grantors 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.

Witness our hands this 31st day of March, 19 78

William J. Magdziak
WILLIAM J. MAGDZIAK

Mary Ann Magdziak
MARY ANN MAGDZIAK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Magdziak and wife, Mary Ann Magdziak,

the bargainors, 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 31st day of March, 19 78

Clyde W. Rader, Notary Public.

Commission expires 7/31/78

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 .....