WARRANTY DEED

BOOK 5271 PAGE 351

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45927

William E. Molden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-12-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Molden (NAME)	Schumacher Mortgage Company (NAME)	98-5
5936 New Hope Court (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar (STREET ADDRESS)	Par 352
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38137 (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, Harold G. Owens and wife, Judith E. Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Molden and wife, Donna S. Molden

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:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Lake Park, Section Five of record in Plan Book 4660, page 198 Register's Office for said County.

Said Lot No. 153 fronts 49.18 feet on the northerly margin of New Hope Court and extends back 156.43 feet on the southeasterly line and 153.95 feet on the westerly line to a broken line in the rear, measuring 195.0 feet thereon.

Being the same property conveyed to Harold G. Ownes and wife, Judith E. Owens by deed from Precision Crafted Homes/Lake Park, Inc. as of record in Book 5130, page 167, Register's Office for said County.

The grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5130, page 169, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, the existing excess shall be refunded to the Grantor.

This is ( ) unimproved (X) improved property, known as 5936 New Hope Court, Hermitage, TN. 37076
(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 hands this 6 day of April, 1978

Harold G. Owens

Judith E. Owens

CLARK COUNTY PUBLIC
DAVIDSON COUNTY, TENN.

BOOK 5271 PAGE 352

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 Harold G. Owens and wife, Judith E. Owens

the 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 Nashville, Tennessee, this 6th day of April, 19 78

Commission Expires Jan. 18, 1982 Ray E. Clancy, Notary Public.

STATE OF _____
_____ 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 purpose 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 58865

IDENTIF. REFERENCE
APR 10 12 13 PM '78
REGISTER'S DAVIDSON COUNTY, TENN.

CO	45,920.00	MO	
WD	4.00	MS	
TD		ST	115.34
CC		ST	
MR		PF	30
UCC		TOTAL	123.84

W. G. Tarpley
P.O. Box 2255
Nashville, Tenn. 37219

WARRANTY DEED

FROM
Harold G. Owens et ux

To
William E. Molden et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York