WARRANTY DEED

BOOK 5280 PAGE 63

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,800.00

Kenneth H. Eckert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1979.

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 2211 Crestmoor Road Suite 100, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. Eckert et al (NAME)	Western Pacific Financial Corporation (NAME)	147-4-116
195 Welch Road (STREET ADDRESS OR ROUTE NUMBER)	555 North "D" Street (STREET ADDRESS)	5DU-09619
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92402 (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, FRANK M. KIRCHNER and wife, JANE B. KIRCHNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH H. ECKERT and SHERRIE D. ROWLAND, both unmarried, as tenants in common with the right of survivorship

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. 18 on the Plan of Welch Meadows, Section 2 as of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 80 feet on the southerly margin of Welch Road and extends back between parallel lines 150 feet to a dead line in the rear.

Being all the same property conveyed to Frank M. Kirchner and wife, Jane B. Kirchner by deed from William B. Clifton and wife, Erla C. Clifton, of record in Book 4494, Page 313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4004, Page 340, and the limitations that appear on the Plan of record in Book 3700, Page 60, both in the Register's Office for Davidson County, Tennessee, and to the 1978 property taxes which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 195 Welch Road, Nashville, Tennessee 37211
(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 1st day of May, 1978

Frank M. Kirchner
Frank M. Kirchner

Jane B. Kirchner
Jane B. Kirchner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Frank M. Kirchner and Jane B. Kirchner

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 1st day of May, 1978

Commission Expires 1-19-81 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

Please return to:
Marbut Glenn Gaston, Jr.
2211 Crestmoor Road Suite 100
Nashville, Tennessee 37215

E 62918

IDENTIF. REFERENCE
MAY 3 9 28 AM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAY-3[78]	CONV	38,800.00			
MAY-3[78] S'TAX			B*	100.88	
MAY-3[78] PR'FEE			B*	.50	
MAY-3[78]	W'DEED		B*	4.00	* 105.38

WARRANTY DEED

FROM
Frank M. Kirchner and wife,

Jane B. Kirchner

TO
Kenneth H. Eckert and Sherrie D. Rowland

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

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