BOOK 5287 PAGE 832

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

62,300.00

James P. Warpinski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 1978

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(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 NUMBERS
James P. Warpinski (NAME)	Engel Mortgage Company, Inc. (NAME)	2D-62887
668 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	136-14
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	130

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, A. J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Warpinski et ux Deana H. Warpinski

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. 61 on the Plan of Castlegate, Section 2, of record in Plat Book 5200, page 10, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to A. J. Johnson by deed from K & W, Inc., of record in Book 5224, page 988, said Register's Office.

This conveyance is subject to restrictions of record in Book 4649, page 295, said Register's Office.

This conveyance is subject to a utility and drainage easement; an anchor easement; and building lines of record in Plat Book 5200, page 10, Register's Office, Davidson County, Tennessee.

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

Gail M. Johnson joins to convey any rights she may have especially her marital rights.

This is unimproved ( ) xx improved ( ) property, known as 668 Lake Terrace Drive (House Number) (Street) Nashville, TN 37217 (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 my hand this 16TH day of MAY, 19 78

A. J. Johnson

Gail M. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. J. Johnson & wife Gail M. Johnson

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 16TH day of MAY 1978

Commission expires 6-24-80

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. 6. 6. 3. 5. 2

WARRANTY DEED

FROM A. J. Johnson

TO James P. Wanpinski

IDENTIF. REFERENCE

MAY 19 10 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fulton Bank 12

MAY 19 78	CONV	62,300.00			
MAY 19 78	S'TAX		B*	161.98	
MAY 19 78	PR'FEE		B*	.50	
MAY 19 78	W'DEED		B*	4.00	* 166.48