WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel:
Martha Gillespie	Western Pacific Fin. Corp.	103-7-63
5423 Knob Road	555 North "D" Street	8DA-55763
Nashville, TN. 37209	San Bernardino, CA 92402	

THIS INSTRUMENT WAS PREPARED BY: Marbut Glenn Gaston, Jr.,Attorney, 2211 Crestmoor Road, Nashville, Tennessee, 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00.

Martha Gillespie
Affiant

Subscribed and sworn to before me, this 5th day of February 1978.

My comm expires: 1-1981

Notary Public

For and in consideration of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable condiderations, the receipt and sufficiency of which the GRANTOR(S) hereby acknowledge, WE, **RICHARD MAXWELL and wife, SANDRA C. MAXWELL,*** hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto **MARTHA GILLESPIE**, unmarried, hereinafter called the GRANTEE(S), their heirs, successors and/or assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 15 fronts 75.0 feet on the southerly margin of Knob Road and extends back 129.7 feet on thewesterly line and 147.1 feet on the easterly line to a dead line in the rear on which it measures 38.9 feet.

Being all the same property conveyed to Richard Maxwell and wife, Sandra C. Maxwell by deed from Dennis W. Creasey and wife, Janice M. Creasey as of record in Book 4863, page 60, Register's Office for said County.

This is improved property known as: 5423 Knob Road, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs, successors, and/or assigns, forever. We do covenant with the said GRANTEE(S) 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, except for the following:

(1) 1978 property taxes, a lien but not yet due and payable, 103-7-63, 8DA-55763, (2) Restrictive covenants of record in Book 2152, page 121, and Book 2195, page 256, and (3) The Plan of record in Book 2083, page 40, shows a 30-foot minimum building setback line from Knob Road and a 20-foot easement for public utilities along the rear line of said lot, all references are to the Register's Office for said County.

* THE Said Sandra C. Maxwell having since died on September 3, 1976, in Davidson County, Tennessee.
THE said Richard Maxwell being an unmarried man at the date of this conveyance.

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 GRANTEE(S), their heirs, successors, and/or 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 5th day of July 1978, the corporate party, if any, having caused its name to be signed by its duly authorized officer or agent.

Richard Maxwell

RICHARD MAXWELL

[illegible] MAXWELL

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 RICHARD MAXWELL [illegible], the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of July, 1978.

My comm. expires: 1-19-81

Notary Public

GLENN ARBOUT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 7.5.1.3.5.

IDENTIF. REFERENCE

JUL 6 12 28 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

JUL-6 78	CONV	28,000.00			
JUL-6 78 S'TAX			B*	72.80	
JUL-6 78 PR'FEE			B*	.50	
JUL-6 78	W'DEED		B*	4.00	* 77.30