BOOK 5309 PAGE 970

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel:
Robert C. Troidl, et al	Western Pacific Fin. Corp.	132-5-56
4311 Lealand Lane	555 North "D" Street	16DA-16503
Nashville, Tn. 37104	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 $44,000.00.

Subscribed and sworn to before me, this 11th day of July 1978.

Robert C. Troidl

My comm expires: 1-19-81

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, DIANNE HARRIS BIERMANN and SUSAN HARRIS BAILEY, devisees of the Will of RUFUS HARRIS, JR., hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto ROBERT C. TROIDL and NELL E. JEAN, as tenants in common with the right of survivorship, 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 and being Lot No. 14 on the Plan of Glendale Park as of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the westerly margin of Lealand Lane (formerly Glendale Drive) and extends back 200 feet on the northerly line and 205 feet on the southerly line to a dead line in the rear on which measures 98 feet.

Being all the same property conveyed to Rufus Harris, Jr. et ux, Gayle McCown Harris by deed from J.P. Brownlow et ux, Margaret M. Brownlow of record in Book 4605, page 636, said Register's Office. The said Gayle M. Harris predeceased Rufus Harris, Jr. and by Will of Rufus Harris, Jr., of record in Will Book 122, page 104, Probate Court Clerk's Office for Davidson County, Tennessee (Probate #65013) the property was devised to Diane Harris Biermann and Susan Harris Bailey.

This conveyance is subject to 1978 property taxes, to the limitations shown on the plan of record in Book 1130, page 45, and to sewer easement of record in Book 4100, page 335, Register's Office for said County.

This is improved property known as: 4311 Lealand Lane, Nashville, Tennessee 37204

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:

As stated above.

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.

Dianne Harris Biermann
DIANNE HARRIS BIERMANN

Susan Harris Bailey
SUSAN HARRIS BAILEY

STATE OF OHIO)
COUNTY OF LAKE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANNE HARRIS BIERMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Ohio, this 5 day of July, 1978.

My comm. expires: _____

Robert H. Craig
Notary Public
ROBERT H. CRAIG, Notary Public
State of Ohio (Lake County)
My Commission Expires May 18, 1983

NOTARIAL SEAL STATE OF OHIO

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 SUSAN HARRIS BAILEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 1978.

My comm. expires: 1-19-81

Notary Public

NOTARY PUBLIC AT LARGE

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IDENTIF. REFERENCE

JUL 12 8 42 AM '78

FELIX A. WILSON, COUNTY REGISTER
DAVIDSON COUNTY, TENNESSEE

JUL 12 78	CONV	44,000.00		
JUL 12 78 S'TAX			B* 114.40	
JUL 12 78 PR'FEE			B* .50	
JUL 12 78	W'DEED		B* 4.00	* 118.90