This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5312 PAGE 553

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde E. Easter	National Homes Acceptance Corp.	Map 118-9
(NAME)	(NAME)	
	Box 250	Parcel 79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Lafayette, Indiana 47902	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Clyde E. Easter and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Clyde E. Easter has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $28,300.00, secured by deed of trust of record in Book 5038, page 282, Register's Office for Davidson County, Tennessee,

We, David A. Easter and wife, Becky C. Easter

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde E. Easter

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land located in the 16th Civil District of Davidson County known as Lot No. 46 on the Plan of Leonte Subdivision, described according to a survey by W. E. Southgate, March 1938, updated by John Kohl, licensed Surveyor, dated May 14, 1976, more described, to-wit:

Said Lot No. 46 fronts 100 feet on the northerly margin of Draughon Avenue and extends back between parallel lines, the westerly line measuring 189.6 feet and the easterly line measuring 187.6 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to David A. Easter and wife, Becky C. Easter by deed from Inez Ewing Cartwright, of record in Book 5038, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage, across premises of record in Book 3921, page 692, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 18th day of July, 19 78

Affiant Clyde E. Easter

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris L. Moore

This is { unimproved ( ) / improved (X) } property, known as 1016 Draughon Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Clyde E. Easter,

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clyde E. Easter,

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David A. Easter

David A. Easter

Becky C. Easter

Becky C. Easter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* David A. Easter and wife, Becky C. Easter

*the within named 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* 18th *day of* July, 19 78

Doris E. Moran
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires 8-12-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., 19.....

.....*Notary Public*

Commission expires .....

JUL 18 78	CONV	39,000.00			
JUL 18 78	S'TAX		B*	101.40	
JUL 18 78	PR'FEE		B*	.50	
JUL 18 78	W'DEED		B*	4.00	* 105.90

WARRANTY DEED 234821

FROM David A. Easter et ux

TO Clyde E. Easter

E. 7. 7. 3. 5. 4

IDENTIF. REFERENCE

JUL 18 12 59 PM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

TITLE INSURANCE CO.
CHICAGO