2647 04/02 95.24- CHECK

BOOK 5413 PAGE 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,924.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH 19 79

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELSIE W. HOLT (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	15DA-36780
137 Southridge Dr (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. Suite 300 (STREET ADDRESS)	MAP 83-4
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	PARCEL 138

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, JACK E. MENCER and wife, LINDA C. MENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELSIE W. HOLT

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. 6 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, and described as follows:

BEGINNING at a point in the east margin of Preston Drive at the corner of Lots Nos. 5 and 6; thence with the line between said lots, easterly 160.3 feet to a corner of Lot 87; thence with the line between Lots 6 and 87; southeasterly 60.5 feet to the north line of Lot 90; thence with the line between Lots 6 and 90, southwesterly 62.7 feet to a corner of Lot 7; thence with the line between Lots 6 and 7; westerly 135.5 feet to the easterly margin of Preston Drive; thence with the margin of same, northerly 75 feet to the beginning.

BEING the same property conveyed to Jack E. Mencer and wife, Linda C. Mencer by deed from George W. Hussey and wife, Retha F. Hussey, of record in Book 5121, page 35, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Churchill Mortgage Corporation, of record in Book 5121, page 37, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1233 Preston Drive, Nashville, Tennessee 37206
(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 hand s this 30th day of March, 19 79

Jack E. Mencer
JACK E. MENCER

Linda C. Mencer
LINDA C. MENCER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JACK E. MENCER, et ux LINDA C. MENCER

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 30th day of March 19 79.

Commission expires 10/17/82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM
JACK E. MENCER, et ux

LINDA C. MENCER

TO
ELSIE W. HOLT

PLEASE FILE BOX "7"

F. 2-1-425

IDENTIF. REFERENCE

APR 2 2 59 PM '79

FELIX Z. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5413 PAGE 3

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34924.75- CO	
			90.74 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	95.24-
2647A04/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 4 2. 5. 1

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IDENTIF. REFERENCE

APR 2 2 59 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674112