JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Philip L. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1979.

Marie B. Cummins
Notary Public

MY COMMISSION EXPIRES: 6 February, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 Lebanon Road, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip L. Morgan et ux (NAME)	Western Pacific Financial Corp. (NAME)	15DZ29930
4303 Earlene Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 East Highland Ave. (STREET ADDRESS)	61-12
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	49

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~~ I, Grace E. Dean, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip L. Morgan and wife, Paula E. Morgan

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:

LAND in Davidson County, Tennessee, being Lot No. 2 of Addition No. 1, Section 3, of Jackson Park, not of record, described by survey dated October 1945, by J. Douglas Roach as follows:

BEGINNING at a point, in the westerly margin of Earlene Drive at the common corner of Lots 1 and 2, said point being 290.5 feet, more or less, north of the North margin of Plymouth Avenue as measured along the westerly margin of Earlene Drive; thence with the line between said Lots 1 and 2, westerly 457.7 feet to a point; thence N 26° 10' east 65.65 feet to the corner of Lots 2 and 3; thence with the lines between Lots 2 and 3 easterly 440.6 feet to the westerly margin of Earlene Drive; thence with said margin S 13° 45' west 110.5 feet to the point of beginning.

BEING the same property conveyed to O.B. Dean and wife, Grace E. Dean by deed from Isolene Harlan and husband C. E. Harlan of record in Book 1372, page 278, Register's Office for Davidson County, Tennessee, the said O.B. Dean having since died in September of 1972.

This is improved (X) unimproved ( ) property, known as 4303 Earlene Drive, Nashville, TN 37216
(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 my hand this 3rd day of July, 1979

GRACE E. DEAN: Grace E. Dean

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace E. Dean

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 3rd day of July, 1979

Commission expires 6 February, 1982

Marie B. Cummings
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

WARRANTY DEED

FROM

GRACE E. DEAN, A WIDOW

TO

PHILIP L. MORGAN ET UX

PAULA E. MORGAN

F. 38994

IDENTIF. REFERENCE

JUL 10 9 14 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			43000.00-	CO
			111.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	118.30-
5079A07/10/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38994

IDENTIF. REFERENCE

JUL 10 9 14 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695847