BOOK 5470 PAGE 173

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,681.68

James M. Wingo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd. DAY OF July 19 79.

Notary Public

MY COMMISSION EXPIRES: 4-(illegible)
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th. Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Wingo (NAME)	Security Pacific Mortgage Corporation (NAME)	MAP 71-15
1222 Stainback Avenue (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th. St. (STREET ADDRESS)	PAR 443
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	20W-23485

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, George Daniel Sr., and wife, Lula Mai Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Wingo

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 the southerly 39 feet of Lot No. 114 on the Plan of Sharpe's and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID southerly part of Lot No. 114 fronts 39 feet on the westerly side of Stainback Avenue and runs back between parallel lines with the north line of Lot No. 113 on said plan, 167½ feet, more or less, to an alley and shows 39 feet on said alley.

BEING the same property conveyed to George Daniel, Sr. and wife, Lula Mai Daniel, by Deed from Don C. Crouch and wife, Lynn Crouch, of record in Book 5419, page 426, 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 Tennessee Housing Development Agency, of record in Book 5419, page 429, 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 1222 Stainback Avenue (House Number) (Street) Nashville, Tennessee (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 23rd. day of July, 1979

George Daniel Sr. Lula Mai Daniel

George Daniel, Sr. Lula Mai Daniel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Daniel Sr., and wife, Lula Mai Daniel

the 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 23rd. day of July 19 79

Commission expires 4-17-83

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

George Daniel, Sr. and

Lula Mai Daniel, his wife,

TO

James M. Wingo

F 4 1 8 1 2

IDENTIF. REFERENCE

JUL 24 1 33 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

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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

[illegible] CO
56.42 CO TX
.50 PRFE
6.00 MDEED
CHECK 62.92-
[illegible] 07/24/75 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 1 8 1 2

IDENTIF. REFERENCE

JUL 24 1 33 PM '75

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

No. 699325