FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 1979.

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edmund J. Karas (NAME)	The Chamberlain Mortgage Company (NAME)	5DU 06016
786 Echo Road (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Avenue at Oak (STREET ADDRESS)	148-1
South Charleston, W. V. 25303 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tn. 37403 (CITY) (STATE) (ZIP)	1

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, PAUL ROBERT EGGERS, JR. and wife, PATRICIA C. EGGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDMUND J. KARAS and wife, IMOGENE B. KARAS

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. 171 on the plan of Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for said County.

SAID Lot No. 171 fronts 75.0 feet on the southerly margin of Wallace Road and extends back between parallel lines 165.0 feet to a dead line.

BEING the same property conveyed to Paul Robert Eggers, Jr. and wife, Patricia C. Eggers by deed from Joe F. Dunkin, Jr. and wife, Orpah R. Dunkin of record in Book 4960, page 152, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 3460, page 295, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 The Chamberlain Company of record in Book 4780, page 70, said Register's Office, 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 263 (House Number) Wallace Road, (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37211 (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 hands this 21st day of September, 1979

Paul Robert Eggers, Jr.

Patricia C. Eggers

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Robert Eggers, Jr. and wife Patricia C. Eggers

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 21st day of September, 1979.

Commission expires 7-17-83

Patricia A. Spicer
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

PAUL ROBERT EGGERS, JR. et ux

TO

EDMUND J. KARAS and wife,

IMOGENE B. KARAS

F. 5 3 5 8 3

IDENTIF. REFERENCE

SEP 21 3 37 PM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8, (bmg)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

3507 09/21 144.04 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

58900.00- CO
137.54 CO TX
.50 PRFEE
6.00 MORTG
CHECK 144.04-
3507A09/21/79 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F53583

IDENTIFICATION REFERENCE

SEP 21 3 37 PM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 713752