8095 01/16 119.34- CHECK

FILE BOX #2

WARRANTY DEED

BOOK 5557 PAGE 139

FROM: RICHARD C. LAUPER, JR. and wife, THRESA H. LAUPER

ADDRESS NEW OWNER(S) AS FOLLOWS:	DENNIS DEAN and wife, ANITA J. DEAN 705 Colfax Drive Nashville, Tennessee 37214	
SEND TAX BILLS TO:	ENGEL MORTGAGE COMPANY, INC. P O Box 847 Birmingham, AL 35201	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 96-10-90 3D 38935

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,423.93 Affiant Dennis Dean

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 1980 DATE

Jeanette A Banks NOTARY PUBLIC

7-27-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Dennis Dean and wife, Anita J. Dean, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said Dennis Dean and wife, Anita J. Dean to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust executed by Joel D. Wilson and wife, Sherrie L. Wilson to Jack Gallant, Trustee, of record in Book 5055, Page 608, Register's Office for Davidson County, Tennessee, securing to Engel Mortgage Company, Inc. one note dated 8-3-76 in the original principal amount of $28,600.00, payable in conformity with the terms and conditions therein stated;

RICHARD C. LAUPER, JR. and wife, THRESA H. LAUPER GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

DENNIS DEAN And wife, ANITA J. DEAN, GRANTEES, their (his, her, its) heirs, successors 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. 274 Map of Cloverhill Subdivision, Section 5, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, as amended in Book 2299, Page 555, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 124.91 feet on the easterly side of Colfax Drive and runs back between lines 288.7 feet on the northerly line and 200 feet on the southerly line to a line at the rear measuring 163.1 feet thereon.

BEING the sameproperty conveyed to Richard C. Lauper, Jr. and wife, Thresa H. Lauper by deed from Joel D. Wilson and wife, Sherrie L. Wilson, of record in Book 5191, Page 647, Register's Office for DAvidson County, Tennessee.

THIS conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year 1980 and subsequent years.

unimproved ( )

This is improved (X) property, known as 705 Colfax Drive, NAshville, Tennessee 37214
Number Street City State 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, successors 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 except of record.

AND THE UNDERSIGNED GRANTORS do(es) further covenant and bind OURESELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES, THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 15TH day of JANUARY, 19 80

F 72867

IDENTIFICATION REFERENCE

JAN 18 1 36 PM '80

FELIX Z. MILLSAPS II REGISTER
DAVIDSON COUNTY, TENN.

Richard C. Lauper Jr.
RICHARD C. LAUPER, JR.

Thresa H. Lauper
THRESA H. LAUPER

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named RICHARD C. LAUPER, JR. & WIFE, THRESA H. LAUPER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 15 day of JANUARY 19 80

7-27-81
Comission Expires

Jeanette S. Banks
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5557 PAGE 141

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
			43423.93- CO 112.84 CO TX .50 PRFEE 6.00 WDEED CHECK 119.34- 8095A01/18/60 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

=72867

IDENTIF. REFERENCE

JAN 18 1 36 PM '80

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

No. 737581