958 03/04 111.80- CHECK

WARRANTY DEED

BOOK 5573 PAGE 318

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Charles Thompson Knopp II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 1980

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Thompson Knopp II (NAME)	Engel Mortgage Co. Inc. (NAME)	11D 60860
234 Becklea Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	43-6
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	308

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, Billy E. Gross et ux Dorothy N. Gross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Thompson Knopp II et ux Donna Lauren Knopp

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. 213 on the plan of Madison Park, Section 8, of record in Plat Book 4300, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy E. Gross et ux Dorothy N. Gross by deed from Christine B. SMith, unmarried, of record in Book 4903, page 407, said Register's Office.

This is unimproved ( ) improved (X) property, known as 234 (House Number) Becklea Dr. (Street) Madison, TN (P. O. Address) 37115 (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 hands this 29th day of February, 1980

Billy E. Gross

Dorothy N. Gross

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy E. Gross and Dorothy N. Gross

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 Goodlettsville, Tennessee this 29th day of February, 19 80

Notary Public

Commission Expires October 17, 1982

STATE OF
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 purpose 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 Betty E. Gross et ux

TO Charles Thompson Knopp II et ux

F 79089

IDENTIF. REFERENCE

MAR 4 9 15 AM '80

FELIX Z. MORRISON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF _____

FOR _____

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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
			40500.00- CO	
			105.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.80-
5958A03/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79089

IDENTIFICATION REFERENCE

MAR 4 9 15 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 745156