44 03/13 156.52- CHECK

WARRANTY DEED

This instrument prepared by:
FRED E. COWDEN, JR., Attorney
1400 American Trust Building

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles W. Webster, Jr., et ux	Western Pacific Financial Corp.	172-4-14
(NAME)	(NAME)	
612 Monte Carlo Drive	1201 E. Highland Ave., Suite D	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	San Bernardino, CA 92404	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)----------
Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note dated December 7, 1977, in the principal amount of $43,900.00, payable to Benford-Whiting Company, as secured by a deed of trust of record in Book 5196, page 987, Register's Office for Davidson County, Tennessee; said deed of trust being assigned to Western Pacific Financial Corporation by instrument of record in Book 5265, page 961, said Register's Office; (Reference is made to said note for the terms and conditions contained therein.)

We, Daniel J. Morgan and wife, Beverly J. Morgan, BOOK 5578 PAGE 264

have this day bargained and sold, and do hereby transfer and convey unto the said Charles W. Webster, Jr., and wife, Sonya G. Webster,

their

certain real estate in Davidson *County, Tennessee, as follows:* *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Monte Carlo Estates, Section I, as of record in Book 4675, page 68, Register's Office for said County, to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel J. Morgan and wife, Beverly J. Morgan, by deed from Brent Valley Builders, Inc., of record in Book 5231, page 444, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4781, page 858, and to the limitations that appear on the Plan of record in Book 4675, page 68, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 57,668.63

Subscribed and sworn to before me, this the 12th day of March, 19 80

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 612 Monte Carlo Drive, Antioch, TN 37013 (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles W. Webster, Jr., and wife, Sonya G. Webster,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles W. Webster, Jr., and wife, Sonya G. Webster,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of March, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DANIEL J. MORGAN

BEVERLY J. MORGAN

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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, Daniel J. Morgan and Beverly J. Morgan

the within named 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 Transaco this 12th day of March, 19 80

Fred E. Cowden Jr.
Notary Public

Commission expires 8-3-80

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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

Witness my hand and seal, at office in ....., this .....day of....., 19.....

.....Notary Public

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY:

FRED E. COWDEN, JR., ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

F 80478

RUSH

IDENTIF. REFERENCE

MAR 13 12 54 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DANIEL J. MORGAN and wife,

BEVERLY J. MORGAN

TO

CHARLES W. WEBSTER, JR., and wife, SONYA G. WEBSTER

TITLE INSURED BY POLICY NUMBER:

43-013-065745F

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

US-LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5578 PAGE 266

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

57666.63- CO
150.02 CO TX
.50 PRFEE
6.00 WDEED
CHECK 156.52-
7744A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 80478

T
IDENTIF. REFERENCE

MAR 13 12 54 PM '80

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

No. 746870