ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Virgilio O. Lumakin & wife	Western Mortgage Corp.	52-12
(NAME)	(NAME)	
617 Canton Pass	P. O. Box 2124	pcn. 73 ge.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 80136
Madison, Tenn. 37115	Los Angeles, California 90051	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 -
Ten and no/100 - DOLLARS
Cash in hand paid by Virgilio O. Lumakin & wife Ma Luida Lumakin, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note in the original principal amount of $36,500.00, payable to Greater Surburban Mortgage Company, and secured by Deed of Trust executed by B. Brian Dalton and Julia M. Dixon, dated August 6, 1979, to David E. Mead, Trustee, of record in Book 5480, Page 28, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness, the said Virgilio O. Lumakin and wife, Ma Luida Lumakin, do hereby assume and agree to pay, we,

B. BRIAN DALTON AND JULIA M. DIXON, Joint Tenants

have bargained and sold, and by these presents do transfer and convey unto the said
VIRGILIO O. LUMAKIN & WIFE, MA LUIDA LUMAKIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for said County.

Said Lot No. 21 fronts 73 feet on the easterly side of Canton Pass, and runs back 172.7 feet on the south line, 178.8 feet on the north line, to a dead line in the rear, measuring 41.8 feet thereon.

Being the same property conveyed to B. Brian Dalton and Julia M. Dixon, joint tenants with rights of survivorship by deed from Otto Shofner of record in Book 5480, Page 25, Register's Office for Davidson County, Tennesses.

unimproved ( )
This is improved (X) property, known as 617 (House Number) Canton Pass (Street)
Madison, Tennessee (City or Town) 37115 (Zip Code)
(P. O. Address)

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.

Whenever 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 26th day of September, 1980.

B. Brian Dalton

Julia M. Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5656 PAGE 482

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Brian Dalton and Julia M. Dixon

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 Madison, Tennessee, this 26th day of September, 19 80.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Virgilio O. Lumakin

Sworn to and subscribed before me
this 26th day of September, 19 80.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

This instrument was prepared by:
Frank P. Reynolds, Atty., 216 Third Avenue North, Nashville, Tn. 37201
Name Address

4761 WARRANTY DEED
FROM
B. BRIAN DALTON AND,
JULIA M. DIXON
TO
VIRGILIO O. LUMAKIN & wife
MA LUIDA LUMAKIN

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

SEP 26 11 32 AM '80

RECEIVED FOR RECORD

60963

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5656 PAGE 483

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
			41300.00- CO	
			107.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	113.88-
4761	A	09/26/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09763

IDENTIF. REFERENCE

SEP 26 11 32 AM '80

No. 782531