Prepared by: Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

04-64-1609-9

WARRANTY DEED

BOOK 5678 PAGE 864

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Wakefield and wife, ~~Georgia D. Wakefield~~ (NAME)	Security Federal Savings &	142-11
7160 Birch Bark Drive	Loan Association P. O. Box 15917	#22
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN 37215	9D-25220
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, the undersigned

ERNEST R. IGNATZ and wife, SARA H. IGNATZ

have this day bargained and sold, and do hereby transfer and convey unto the said MARK WAKEFIELD and wife, GEORGIA D. WAKEFIELD the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Valley West, Section II, of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 72 fronts 115 feet on the westerly side of Birch Bark Drive and runs back 186.07 feet on the northerly line and 127.66 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 161.59 feet.

Being the same property conveyed to Ernest R. Ignatz and wife, Sara H. Ignatz, by deed from William R. Yates and wife, Carol Ann Yates, of record in Book 4160, page 541, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,900.00

Subscribed and sworn to before me, this the 14th day of November 19 80

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 7160 Birch Bark Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for plan of record in Bk.3600,p.86;restrictions in Bk.3833,p.789,amended in Bk.3838,p.501

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 14th day of November 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.

Ernest R. Ignatz

Sara H. Ignatz

1717 293.84 - CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Ernest R. Ignatz and wife, Sara H. Ignatz

*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 *Tennessee, this* 14th *day of* November, *19* 80

Commission expires 2/23/81

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

WARRANTY DEED

FROM

Ernest R. Ignatz et ux

TO

Mark Wakefield et ux

G 17698

Nov 17 10 51 AM '80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
3310 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5678 PAGE 866

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
			75900.00- CO	
			197.34 CO TX	
			.50 PRFEE	
			6.00 ADELO	
			CHECK	203.84-
4778A	11/17/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 6 9 8

IDENTIF. REFERENCE

Nov 17 10 51 AM '80

No. 792222