FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25127.37

J T Murphree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Oct., 1981.

Notary Public

MY COMMISSION EXPIRES: 1-14-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES R. CARNEY, ATTY STAHLMAN BLDG NASHVILLE, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T Murphree etux (NAME)	Engel Mortgage Co., Inc. (NAME)	3-3
802 Ewing Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	278
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35201 (CITY) (STATE) (ZIP)	15DA-39104

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, Thomas S. Partain and wife Barbara A. Partain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.T. Murphree and wife, Winfred Murphree

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 part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office Davidson County, Tennessee, described as follows:
Beginning at a point in the center of Carter Street, at the Northeast corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H.P. Nolen and wife, of record in Book 1195, Page 234, Register's Office Davidson County, Tennessee; thence with the Eastern boundary line of said Lanier property, southwardly 315.65 feet, more or less, to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less, to a point in the center of said Carter Street; thence with the center of said Carter Street, Westwardly 50 feet to the point of beginning, said description containing all of the property conveyed to Louise H. Lazenby, by installment deed from Annie E. Louise et al, of record in Book 1469, Page 428, but NOT including the property conveyed to Cecil Ramsey and wife, by deed from Russell G. Lazenby, Sr., of record in Book 4547, Page 163, Register's Office for Davidson County, Tennessee.
Being the same property conveyed Robert E. Miers by deed from Thomas S. Partain of record in Book 5437 Page 891 Register's Office Davidson County, Tennessee.
Being the same property conveyed to Thomas S. Partain by deed from Robert E. Miers of record in Book 5451, page 881, Register's Office for Davidson County, Tennessee
Buyers assume and agree to pay the balance due on a First deed of Trust executed by John Koelsch eteux to Michael J. Philbin, Trustee, of record in Book 5113, page 861, Register's Office Davidson County, Tennessee, securing Engel Mortgage Company $23,000.00 all sums of money in escrow is herewith transferred to buyers, and including the prepaid insurance coverage now in force.

unimproved ( )
This is improved ( ) property, known as 2302 Carter St. (House Number) (Street) Nashville, Tn. 37206 (P. O. Address) (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 _____ hand _____ this 6th day of May, 1981

Thomas S. Partain

Barbara A Partain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas S. Partain and Barbara A. Partain

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of MAY 1981

Commission expires July 14-1984

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

Thomas S. Partain etux

TO

J. T. Murphree etux

G 4 0 8 7 1

IDENTIFICATION REFERENCE

MAY 7 11 18 AM '81

FILED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			85127.37- CO	
			65.26 CO TX	
			.50 PRFEE	
			6.00 ADEED	
			.20 MISC.	
			CHECK 71.96-	
4421405/07/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64U821

TENNESSEE TITLE INSURANCE

MAY 7 11 18 AM '81

No. 820779