WARRANTY DEED

BOOK 5754 PAGE 344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roch A. Wegenka etux (NAME)	First & Mid South Mortgage (NAME)	Map 150-1
557 Owendale Dr (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	Parcel 311
Antioch, Tenn 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5105, page 327, Register's Office for Davidson County, Tennessee.

We, James A. White and wife, Gay L. White

have this day bargained and sold, and do hereby transfer and convey unto the said

Roch A. Wegenka and wife, Pamela S. Wegenka, their

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, (their ~~successors~~), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plan Book 4675, page 84, amended in Book 5071, page 711, Register's Office for said County.

Said Lot No. 64 fronts 80.00 feet on the westerly margin of Owendale Drive and extends back 157.14 feet on the northerly line and 151.40 feet on the southerly line to a dead line in the rear, measuring 60.21 feet thereon.

Being the same property conveyed to James A. White and wife, Gay L. White by deed from Colonial Homes, a partnership composed of Jack Williams and Steve Vandevender of record in Book 5105, page 324 and re-recorded in Book 5108, page 616, Register's Office for Davidson County, Tennessee.

Also conveyed is a perpetual exclusive easement as set out in Book 5105, page 324 and re-recorded in Book 5108, page 616, Register's Office for Davidson County, Tennessee as follows, to wit:

Together with a perpetual, exclusive easement for driveway purposes, appurtenant to said Lot No. 64, over and across so much of Lot No. 63, on said plan of Edge-O-Lake Estates, Section 18, as is being used for the driveway serving said Lot No. 64 at the date hereof, the portion of said Lot No. 63 affected by this easement being described in part according to a survey made by Michael V. Holmes, dated 12/12/76, as follows to wit:

Beginning at the front common corner of said Lots Nos. 63 and 64 in the westerly margin of Owendale Drive; thence with the line between said two lots westwardly 32 feet, more or less to a point at or near the southwest corner of said driveway; thence with the southerly margin of said driveway eastwardly 92 feet, more or less, to the westerly margin of Owendale Drive; thence with the westerly margin of Owendale Drive northwardly 1.2 feet to the point of beginning, which easement shall terminate upon it ceasing to be used for driveway purposes.

This Instrument Was Prepared By

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,044.28

Subscribed and sworn to before me, this the 4th day of June 1981.

Affiant

My commission expires: 1-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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.

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 4th *day of* June, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BOOK 5754 PAGE 346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jackie W Charlton, a Notary Public in and for said County and State, the within named James A. White and wife, Gay L. White

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 Nashville, Tennessee, this 4th day of June, 19 81.

Jackie W Charlton, Notary Public.

Commission Expires 1-20-85

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

9814 04/08 173.00- CHECK

WARRANTY DEED

FROM

JAMES A. WHITE, ET UX

TO

ROCH A. WEGENKA, ET UX

~~C-21~~ Charlton Realty Co.
49 Bell Road
Nashville, Tenn 37217

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

~~PEDIGO & SAINDON~~

G. 4. 5. 1. 5 2

IDENTIF. REFERENCE

JUN 8 11 34 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

BOOK 5754 PAGE 347

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5754 PAGE 348

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

64044.28- CO
166.40 CO TX
.50 PRFEE
12.00 WDEED
CHECK 178.90-
9814A06/08/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.5.1.5.2

IDENTIF. REFERENCE

JUN 8 11 34 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825956