ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr/Ms. Gary W. Malugin (NAME)	Engel Mortgage Company, Inc. (NAME)	96-9
810 Kent Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	172
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP CODE)	3DŻ-59466

WARRANTY DEED

BOOK 5840 PAGE 475

For and in consideration of the sum of TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $25,150.00 payable to Engel Mortgage Company, Inc., in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by James W. Crumby and wife, Mary L. Crumby to Jack A. Gallant, Trustee of record in Book 5013, page 738, Register's Office for Davidson County, Tennessee,

DAVID F. GIBBS and wife, LINDA DIANE GIBBS, have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ XXXXX GARY W. MALUGIN and wife, RITA K. MALUGIN,

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. 16 on the Plan of Twin Lawn as of record in Book 2331, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David F. Gibbs and wife, Linda Diane Gibbs by deed from James W. Crumby and wife, Mary L. Crumby of record in Book 5518, page 970, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 2338, page 511; and (2) All matters appearing on the Plan of record in Book 2331, page 970, said Register's Office.

This conveyance is also made subject to: 1982 Taxes which have been prorated and assumed by the Buyer.

This is improved (XX) unimproved ( ) property, known as 810 Kent Road, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 8th day of January, 19 82.

David F. Gibbs

David F. Gibbs

Linda Diane Gibbs

Linda Diane Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5840 PAGE 476

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Gibbs and wife, Linda Diane Gibbs

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 8th day of January, 19 82.

My commission expires April 17, 1983 Notary Public

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 $ 43,827.69
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gary W. Malugin

Sworn to and subscribed before me
this 8th day of January, 19 82.

My commission expires April 17, 1983 Notary Public

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Building, Brentwood, TN 37027
Name Address

7058 WARRANTY DEED

FROM DAVID F. GIBBS and wife

TO GARY W. MALUGIN and wife

G 75104

IDENTIF. REFERENCE

JAN 14 9 27 AM '82

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 38
First Title and Escrow Co.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5840 PAGE 477

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
			43827.63- CO	
			113.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.38-	
7058A01/14/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 75104

IDENTIF. REFERENCE

JAN 14 9 27 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 861796