WARRANTY DEED

BOOK 5309 PAGE 703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,604.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June 19 82

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072 Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREG PAGE (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	43-2A
103 Cedarwood Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	103
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	11D 31066

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, SPENCER D. WADDELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREG PAGE

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 Lot No. 103 on the Plan of Cedarwood Courtyard Homes as of record in Book 5200, pages 60 & 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which Plan reference is made for a more complete description.

Being the same property conveyed to Spencer D. Waddell by deed from Cedarwood Courtyard Homes, Inc., of record in Book 5583, page 509, Register's Office for Davidson County, Tennessee.

Betty J. Waddell, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration a part of which is the assumption of one certain trust deed dated March 22, 1980, and filed for record March 27, 1980, at 9:37 A.M. in the office of the Register of Davidson County, Tennessee, in Book 5583, page 512, and note of even date thereby secured, in the original principal amount

unimproved ( )
This is improved (X) property, known as 103 Cedarwood Lane, Madison, Tennessee 37115
(House Number) (Street) (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 our hand s this 30th day of June, 19 82

SPENCER D. WADDELL

BETTY J. WADDELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5909 PAGE 704

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spencer D. Waddell and Betty J. Waddell

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 Goodlettsville, Tennessee, this 30th day of June, 19 82

Commission Expires October 17, 1982 _____, Notary Public.

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

$46,900.00, payable to Engel Mortgage Company, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Spencer D. Waddell under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

FROM
SPENCER D. WADDELL

TO
GREG PAGE

G 9 9 3 6

IDENTIF. REFERENCE

JUL 13 8 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5909 PAGE 705

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
			48604.10- CO	
			126.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.86-
7435A07/13/62			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3366 a 9

IDENTIF. REFERENCE

JUL 13 8 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 890997