Box 30

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,807.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 83

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

BOOK 6057 PAGE 660

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA D. DEGGES (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	Map 107-05
800 Elissa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 212
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	

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, TERESA LUNA, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA D. DEGGES and wife, VONNIE FAYE DEGGES

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. 260, on the Plan of BELAIR, SECTION TWO, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 260, which is a corner lot, fronts 79.5 feet on the easterly margin of Elissa Drive and fronts 108.3 feet on the southerly margin of Karen Drive, said frontages being joined by a curve having a length of 32.9 feet, and extends back 79.0 feet on the easterly line and 97.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Mark Luna and wife, Teresa Lune by deed from Jere B. Benedict and wife, Cheryl D. Benedict, of record in Book 5692 page 668, said Register's Office, and Mark Luna having subsequently Quitclaimed his interest in said property to Teresa Luna, by Quitclaim Deed of record in Book 5730, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictions of record and Deed of Trust executed by Jere Benedict and wife, Cheryl D. Benedict, to Wilkins, Adams & Spicer, Trustees, for the benefit of Engel Mortgage Company, Inc., of record in Book 5443, page 327, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 800 Elissa Drive, Nashville, Tennessee 37217
(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 my hand this 11th day of May, 19 83

Teresa Luna

05/17 117.73

7971

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6057 PAGE 661

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 1983.

Commission expires January 19, 1986

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
TERESA LUNA

TO
IRA D. DEGGES and wife,
VONNIE FAYE DEGGES

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RUSH

IDENTIF. REFERENCE

H 4 8 1 8 3

FILED
DAVIDSON COUNTY, TN
MAY 17 9 56 AM '83

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

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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
			42607.05- CO	
			111.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.73-	
7971A05/17/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H4 8/83
Identification Reference
May 17 9:56 AM '83
Felix Z. Wilson Register
Davidson County Tn

No. 949447