FORM NO. WD-1

BOOK 6121 PAGE 759

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Donna J. Becker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1983.

Notary Public

MY COMMISSION EXPIRES: 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna J. Becker (NAME)	Engel Mortgage Company, Inc. (NAME)	162-3
205 Flora Maxwell (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	150
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	5DU-60943

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, Douglas C. Pitzer and Charles H. Pitzer and wife, E. Jeane Pitzer,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna J. Becker,

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:

LAND in Davidson County, Tennessee, being Lot No. 282 on the plan of Antioch Park Section 5, of record in Book 4460, page 58, Register's Office for said County.

SAID Lot No. 282 fronts 52.19 feet on the easterly margin of Barella Court and extends back 141.2 feet on the northerly line and 131.9 feet on the southwesterly line to a broken line in the rear, measuring 163.03 feet thereon.

BEING the same property conveyed to Douglas C. Pitzer et ux Margaret Jane Pitzer and Charles H. Pitzer et ux E. Jeane Pitzer by deed from Susan D. Dawson of record in Book 5724, page 626, Register's Office for Davidson County, Tennessee. To create a fee simple in Douglas C. Pitzer, the said Douglas C. Pitzer and wife, Margaret Jane Pitzer have conveyed through William Don Young, Jr., Trustee, their one-half undivided interest in said property to Douglas C. Pitzer by Quitclaim Deed of record in Book 5898, page 922, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Engel Mortgage Company, Inc. of record in Book 5464, page 762, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This instrument is executed on behalf of Douglas C. Pitzer, Charles H. Pitzer and E. Jeane Pitzer, by Roger Myers as their Attorney-In-Fact, pursuant to Powers of Attorneys being recorded simultaneously herewith.

SEE BACK FOR CK

This is unimproved ( ) improved (X) property, known as 104 Barella Court, Antioch, Tennessee 37013
(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 23rd day of August, 1983

Douglas C. Pitzer — BY: Roger Myers, Attorney-In-Fact
Charles H. Pitzer — BY: Roger Myers, Attorney-In-Fact
E. Jeane Pitzer — BY: Roger Myers, Attorney-In-Fact

1308/24 1330 2031

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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
DOUGLAS C. PITZER AND
CHARLES H. PITZER ET UX

TO
DONNA J. BECKER

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

*The Affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Myers, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Douglas C. Pitzer, Charles H. Pitzer and E. Jeane Pitzer, as their Attorney-In-Fact, as the free act and deed of the within named Douglas C. Pitzer, Charles H. Pitzer and E. Jeane Pitzer. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1983.

_____
Notary Public

My Commission Expires: 11-17-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT TO WARRANTY DEED
FROM
DOUGLAS C. PITZER,
CHARLES H. PITZER, AND
E. JEANE PITZER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principals' death, disability or incapacity.

Further the Affiant saith not.

Roger Myers
Affiant - Roger Myers

Sworn to and subscribed before me this 23rd day of August, 19 83.

Notary Public

My Commission Expires: 11-17-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

H 6.9 0 3 6.

AUG 24 10 08 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible].00- CO
[illegible].00 CO TX
.50 PRFEE
9.00 DEED
CHECK 134.30-
[illegible] POL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R.E.S. 036

IDENTIF. REFERENCE

AUG 24 10 06 AM '93

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No. 973484