FORM NO. WD-1

BOOK 6334 PAGE 921

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,972.66

Carl J. Saine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 84.

Notary Public

MY COMMISSION EXPIRES: 2-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN, JR. ATTORNEY, 419 WELSHWOOD AVENUE, NASHVILLE, TN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Saine (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 173-01
219 London Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 197
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 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, Delwood O. Hirsch and wife Tine' M. Hirsch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Saine and wife Shirley Ann Saine

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 Number 46-A, Zone Lot Division, Lots Nos. 45 and 46, Monte Carlo, Section 4, of record in Plat Book 5200, Page 780, amending Plat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Delwood O. Hirsch and wife Tine' M. Hirsch by deed from B & D Investment Builders, Inc., of record in Book 6302 , Page 465, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6253, Page 882, Register's Office for said County.

THIS conveyance is subject to any and all existing easements and restrictions of record.

THIS conveyance is subject to a Deed of Trust executed by Delwood O. Hirsch and wife Tine' M. Hirsch, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated May 22, 1984, and filed for record in Book 6302 , Page 468, Register's Office for said County, with a present unpaid principal balance of $34,980.00, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee.

07/ 93-CHECK

This is unimproved ( ) improved (X) property, known as 296 Cedarcreek Drive Nashville, TN 37211
(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 5th day of July, 19 84

Delwood O. Hirsch

Tine' M. Hirsch

2368

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delwood O. Hirsch and wife Tine' M. Hirsch

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 5th day of July 19 84

Commission expires 12-20-85

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
Delwood O. Hirsch and wife

TO
Carl Saine and wife

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
419 WELSHWOOD AVE.
P.O. BOX 110599
NASHVILLE, TENNESSEE 37211
333-0756

135156

IDENTIF. REFERENCE

JUL 11 8 46 AM '84

FEE
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38972.66	CAMT.
			101.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 107.90-
			2368A07/11/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 5 1 5 6

IDENTIF. REFERENCE

JUL 11 8 45 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0051462