Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$13,200.00

James West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 70

Notary Public

MY COMMISSION EXPIRES: May 7, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Filson et ux (NAME)	Mortgage Associates, Inc.. (NAME)	3D60386
2907 Harper Place (STREET ADDRESS OR ROUTE NUMBER)	730 Peachtree St., N. E. (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (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, James West et ux Saundra West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Alvin Filson et ux Beverly Kay Filson

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. 49 on the Plan of Happy Acres, as of record in in Book 2331, Page 63, Register's Office for Davidson County, Tennessee. Said Lot fronts 64.6 feet on the southerly side of Harper Place and runs back 199.1 feet on the Westerly line and 197.4 feet on the easterly line to a dead line in the rear on which it measures 63.5 feet.

Being the same property conveyed to James West and wife Saundra West by deed from Charles E.Greer and wife, Sandra W. Greer of record in Book 4227, page 658, R.O.D.C..

This conveyance is made subject to the easements and set back lines of record in Book 2331, Page 63, and the restrictions of record in Book 2447, Page 557, Register's Office for Davidson County,Tenn.

This is {unimproved / improved} {x} property, known as 2907 (House Number) Harper Place (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37214 (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 hands this 18th day of August, 19 70

James West

Saundra West

BOOK 4439 PAGE 795

STATE OF TENNESSEE
Davidson County

Personally appeared before me, George Purnell, a Notary Public in and for said County and State, the within named James West et ux Saundra West

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 Nashville, Tennessee, this 18th day of August 19 70

Commission expires May 2 1971

George Purnell
Notary Public

PURNELL NOTARY PUBLIC DAVIDSON CO.

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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
James West et ux

TO
Saundra West
George Alvin Filson et ux
Beverly Kay Filson

A 87434

IDENTIF. REFERENCE

AUG 19 2 46 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 19 70	CONV	13,200.00			
AUG 19 70	TAX		A*	34.32	
AUG 19 70	PRFEE		A*	.50	
AUG 19 70	WDEED		A*	3.00	* 37.82

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219