Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$16,500.00

Sam T. Deason, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1970

Notary Public

MY COMMISSION EXPIRES: 10-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam T. Deason, Jr.,etux (NAME)	Mortgage Associates, Inc. (NAME)	3D 10075
2709 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	730 Peachtree St., N. E. (STREET ADDRESS)	
Donelson, 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, Merlin Ross Hunt and wife, Eva M. Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam T. Deason, Jr., and wife, Mary E. Deason

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. 13 on the plan of Meadowview Acres as of record in Book 2133, page 50, Register's office for Davidson County, Tennessee.

Said lot fronts 75 feet on the southerly side of Emery Drive and runs back between lines, 230.7 feet on the easterly line between lot Nos. 13 and 14; and 187.6 feet on the westerly line between lot Nos. 13 and 12 to a dead line in the rear on which it measures 108 feet thereon.

Being the same property conveyed to Merlin Ross Hunt and wife, Eva M. Hunt as of record in Book 3824, Page 611, R.O.D.C..

This conveyance is made subject to the restrictions filed for record in Book 2144, Page 517, R.O.D.C; easement for T.V.A. power line or lines across the back of the lot as set out in the Plan of Record in Book 2133, Page 50, R.O.D.C.; easements and setback lines of record as set out in the Plan of Record, Book 2133, Page 50, Register's office for Davidson County, Tennessee.

This is (unimproved / improved) property, known as 2709 Emery Drive, Donelson, Tennessee 37214
(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 hands this 17 day of Aug, 1970

Merlin Ross Hunt
Merlin Ross Hunt

Eva M. Hunt
Eva M. Hunt

BOOK 4440 PAGE 987

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lester Fox, a Notary Public in and for said County and State, the within named Merlin Ross Hunt and wife, Eva M. Hunt

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 Clinton Tennessee, this 17 day of Aug 1970.

Commission expires 10-19-1970

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 (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
Merlin Ross Hunt et ux

Eva M. Hunt

TO
Sam T. Deason, Jr., etux

Mary E. Deason

A 87976

IDENTIF. REFERENCE

AUG 25 2 47 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Box 3

AUG 25 70	CONV	16,500.00				
AUG 25 70	S'TAX		A*	42.90		
AUG 25 70	PR'FEE		A*	.50		
AUG 25 70	W'DEED		A*	3.00	*	46.40