Form No. WD-1

BOOK 4444 PAGE 843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$17,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 70

Notary Public

MY COMMISSION EXPIRES: 11-26-73

(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
Roy P. Gomer et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	3D 41960
210 Amherst Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 28146 (STREET ADDRESS)	
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30328 (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 D. Farmer and wife, Frances H. Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy P. Gomer and wife, Gladys S.

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. 69 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office, Davidson County, Tennessee.

Said Lot No. 69 fronts 83 feet on the southerly margin of Amherst Drive and runs back on the east line 165 feet, 8 inches, on the west line, 175 feet, 6 inches, to a dead line on which it measures 65 feet.

Being the same property conveyed to James D. Farmer and wife, Frances H. Farmer by deed from Van C. Martin and wife, Thelma Morgan Martin, of record in Book 2994, Page 167, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 2271, Page 541, R.O.D.C..

This is ~~unimproved~~ improved property, known as 210 Amherst 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 hand s this 10th day of September, 1970

James D. Farmer
James D. Farmer

Frances H. Farmer
Frances H. Farmer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named James D. Farmer and wife, Frances H. Farmer

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 10th day of September 1970

Commission expires 11-26-73

Edward Seddon
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
James D. Farmer et ux
Helen H. Farmer

TO
Roy P. Gomer et ux
Gladys S. Gomer

189699

IDENTIF. REFERENCE

SEP 11 1 47 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Box 3

SEP 11 70	CONV	17,600.00				
SEP 11 70	S'TAX		A*	45.76		
SEP 11 70	PR'FEE		A*	.50		
SEP 11 70	W'DEED		A*	3.00	*	49.26