BOOK 4465 PAGE 142 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1970

Notary Public EDWARD SEDDON

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
Carl M. Magnesen Et ux (NAME)	Mortgage Associates, Inc. (NAME)	11 D 72020
444 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map. 52-1
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Pac. 317

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 R. Fambrough and wife, E. Loraine Fambrough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl M. Magnesen and wife, Thelma W. Magnesen

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 the westerly 100 feet of Lot No. 12, Madison Park Sub-division, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 12 fronts 100 feet on the southerly side of Neely's Bend Road, and runs back between parallel lines from the center of said road, 600 feet to a dead line, and being the westerly part of said Lot No. 12.

BEING the same property conveyed to James R. Fambrough and wife, E. Loraine Fambrough from Margaret Mefford Downing by Deed of record in Book 2336, Page 582, Register's Office for said county.

This is unimproved (x) improved ( ) property, known as 444 Neely's Bend Road, Madison, Tennessee 37115
(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 4th day of December, 19 70

X James R. Fambrough
James R. Fambrough

X E. Loraine Fambrough
E. Loraine Fambrough

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STATE OF TENNESSEE
~~Davidson~~ WAYNE County

Personally appeared before me, ~~Edward Seddon~~ Jerry L. WARRINGTON, a Notary Public in and for said County and State, the within named James R. Fambrough and wife, E. Loraine Fambrough

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~~ WAYNESBORO, Davidson Cty., Tennessee, this 4th day of December 19 70

Commission expires ~~11/26/73~~ 7-12-72

Jerry L. Warrington
Notary Public
EDWARD SEDDON

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 R. FAMBROUGH AND WIFE,

TO

E. LORAINE FAMBROUGH

CARL M. MAGNESEN AND WIFE,

THELMA W. MAGNESEN

A 98561

IDENTIF. REFERENCE

DEC 8 11 35 AM '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

DEC-8 70	CONV	14,400.00			
DEC-8 70	S'TAX		A*	37.44	
DEC-8 70	PR'FEE		A*	.50	
DEC-8 70	W'DEED		A*	3.00	* 40.94