 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1971

Notary Public

MY COMMISSION EXPIRES: 8-15-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard L. Caughron (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
512 Cunniff Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	
Madison, Tennessee 37115 (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, Albert C. Gross and wife, Patricia S. Gross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. Caughron and wife, Marguerite M. Caughron

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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Pleasant Hill Addition, as of record in Book 3300, page 7, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Cunniff Parkway at the corner of Lots 64 and 65; thence with the line between said lots northerly 189.5 feet to a point; thence easterly 227.1 feet to the westerly margin of Green Acres Drive; thence with the marginof the same southerly 176 feet to the beginning of a curve; thence around said curve southwesterly 37.8 feet to the margin of Cunniff Parkway; thence with the margin of same westerly 182.6 feet to the point of beginning.

BEING the same property conveyed to Albert C. Gross and wife, Patricia S. Gross, by deed from Lacey D. Parmenter and wife, Nora D. Parmenter, of record in Book 4456, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restriction of record in Book 3251, page 73, amended by instrument of record in Book 3317, page 269, and to easements, setback lines, etc, as shown on plan of record in Book 3300, page 7, R.O.D.C., Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by Albert C. Gross, Jr. and wife, Patricia S. Gross, to Richard D. Cahoy, Trustee, of record in Book 4456, page 351, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 512 (House Number) Cunniff Parkway (Street) Madison, Tennessee 37115 (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 27th day of January, 1971

× Albert C. Gross

× Patricia S. Gross

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 Albert C. Gross and wife, Patricia S. Gross

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 27th day of January 1971

Commission expires 5-15-72

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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
ALBERT C. GROSS, ET UX

TO
HOWARD L. CAUGHRON, ET UX

B 0 4 1 5 6

IDENTIF. REFERENCE

FEB 8 1 31 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-8[illegible]	CONV	31,000.00				
FEB-8[illegible]	S'TAX		A*	80.60		
FEB-8[illegible]	PR'FEE		A*	.50		
FEB-8[illegible]	W'DEED		A*	3.00	*	84.10