B 0 8 3 2 8

BOOK 4487 PAGE 648

Form No. WD-1

IDENTIF. REFERENCE

MAR 22 10 38 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1971

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
Ralph M. Velasquez Et ux (NAME)	Mortgage Associates, Inc. (NAME)	11D 80294
632 Canton Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	52-12
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	60

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, Leonard E. Mooneyhan, Jr. Et ux Katherine R. Mooneyhan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph M. Velasquez Et ux Linda S. Velasquez

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. 8 on the Plan of Schoolside Heights of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 46 feet on a segment of the southerly most margin of Canton Court and runs back 102.4 feet on the easterly line 109.1 feet on the westerly line and 158.8 feet across the rear of said property.

BEING the same property conveyed to Leonard E. Mooneyhan, Jr., Et ux by deed from Albert D. Panter Et ux of record in Book 4196, Page 524, aforesaid Register's Office.

THIS conveyance is subject to the restrictions of record in Book 3949, Page 401.

This is { unimproved / improved } property, known as 632 Canton Court, 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 17th day of March, 1971

Leonard E. Mooneyhan, Jr.

Katherine R. Mooneyhan

BOOK 4487 PAGE 649

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Leonard E. Mooneyhan, Jr. Et ux Katherine R.

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 17th day of March, 19 71

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

EDWARD SEDDON

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

LEONARD E. MOONEYHAN, JR.

KATHERINE R. MOONEYHAN

TO

RALPH M. VELASQUEZ ET UX

LINDA S. VELASQUEZ

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

Free Buy #3

MAR 22 75	CONV	18,750.00				
MAR 22 75	S'TAX		A*	48.62		
MAR 22 75	PR'FEE		A*	.50		
MAR 22 75	W'DEED		A*	3.00	*	52.12