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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 71

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
Erby S. Fulghum (NAME)	Mortgage Associates, Inc. (NAME)	03D 57826
2846 Surrey Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 96-6
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 69

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, Rosen James Ellison, Jr. Et ux Sandra J. Ellison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erby S. Fulghum

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. 27 on the Map of Donelson Heights Subdivision, as of record in Book 1424, Page 35, Register's Office for Davidson County, Tenn.

BEGINNING at a point on the easterly margin of Surrey Road, the common front corner of Lots 27 and 28; thence eastwardly along said margin 178.23 feet to a point; thence southwardly 118 feet to a concrete monument on the northerly margin of Ironwood Drive; thence westwardly along said margin 149.3 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 39.27 feet to a concrete monument on the easterly margin of Surrey Road; thence along said margin northwardly 74.84 feet to the beginning.

BEING the same property conveyed to Rosen James Ellison, Jr. Et ux Sandra J. Ellison by Deed of record in Book 3899, Page 716, aforesaid Register's Office.

THIS conveyance is subject to the restrictions of record in Book 1537, Page 481, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 2846 Surrey Road, Nashville, 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 31st day of March, 19 71

Rosen James Ellison, Jr.

Sandra J. Ellison

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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 Rosen James Ellison, Jr. Et ux Sandra J. Ellison

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 offfcial seal at Nashville, Tennessee, this 31st day of March 19 71

Commission expires 11/26/73

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

ROSEN JAMES ELLISON, JR.

ET UX SANDRA J. ELLISON

TO

ERBY S. FULGHUM

B 10616

IDENTIF. REFERENCE

APR 12 11 06 AM '71

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

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

APR 12 71	CONV	12,000.00			
APR 12 71	S'TAX		A*	31.20	
APR 12 71	PR'FEE		A*	.50	
APR 12 71	W'DEED		A*	3.00	* 34.70