BOOK 4493 PAGE 993

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$25,700.00 Richard Petway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 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
Richard H. Petway, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	13D 20034
3931 Pheasant Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	59-13
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	1

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, Charles Augustus Waterston Et ux Henrietta Waterston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Petway, Jr. Et ux Ruth S. Petway

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. 12 on the Plan of Treppard Heights Subdivision Section 7 of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 130 feet on the westerly side of Pheasant Drive and runs back 306.6 feet on the North line and 309.5 feet on the South line, both running in a westerly direction and measures 136 feet on the rear.

BEING the same property conveyed to Charles Augustus Waterston Et ux by Deed of record in Book 3255, Page 541, aforesaid Register's Office.

THIS conveyance is subject to the restrictions of record in Book 2752, Page 213 and the easements and setback line of record on the plan of record in Book 2900, Page 13 and 3647, page 630, and Warranty Deed book 3255, Page 541, aforesaid Register's Office.

This is { unimproved / improved (X) } property, known as 3931 Pheasant Drive, Nashville, Tennessee 37218
(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 15th day of April, 19 71.

Charles Augustus Waterston
Charles Augustus Waterston

Henrietta Waterston
Henrietta Waterston

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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 Charles Augustus Waterston Et ux Henrietta

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 15th day of April 1971

Commission expires 11/26/73

Edward Seddon
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

CHARLES AUGUSTUS WATERSTON

ET UX HENRIETTA WATERSTON

TO

RICHARD H. PETWAY, JR. ET UX

RUTH S. PETWAY

B 11253

IDENTIF. REFERENCE

APR 16 12 41 PM '71

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

APR 16 CONV 25,700.00
APR 16 STAX A* 66.82
APR 16 PRFEE A* .50
APR 16 WDEED A* 3.00 * 70.32