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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 $

$35,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1971

Notary Public, K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(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
Albert H. Luiz (NAME)	Mortgage Associates, Inc. (NAME)	2 2 37862
2945 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	150-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	74

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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert H. Luiz et ux Janet Luiz

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. 378 on the Plan of Forest View Park, Section 2 as of record in Book 3842, Page 238, Reigster's Office for Davidson County, Tennessee.

SAID Lot No. 378 fronts 85.0 feet on the southerly margin of Anderson Road and runs back 152.28 feet on the common line between Lot Nos. 378 and 379 to a dead line; thence again from a point on the southerly margin of Anderson Road and running back 143.26 feet on the common line between Lot Nos. 377 and 378 to a dead line whereon it measures 85.47 feet.

BEING the same property conveyed to C and S Builders, Incorporated by deed from C and E Realty Company as of record in Book 4376, Page 993, Reigster's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions as of record in Book 4320, Page 323, aforesaid Register's Office.

This is {unimproved / improved (X)} property, known as 2945 Anderson Road, Nashville, Tennessee 37217
(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 my hand this 2nd day of June, 19 71

C & S BUILDERS, INC.

By, John E. Cain, III

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named C & S Builders, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June 19 71

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, W. K. Georgas, Jr., a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III and ---, with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the President and ---, respectively of the C & S Builders, Incorporated the within named bargainor, and corporation, and that (he) as such President 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 John E. Cain, III as such President, ~~and attesting the same by the said~~

Witness my hand and official seal at office at Nashville on this the 2nd day of June, 19 71.

My commission expires 5/10/75

Notary Public
W. K. Georgas, Jr.

WARRANTY DEED

FROM C & S BUILDERS, INC.

TO ALBERT H. LUIZ et ux JANET LUIZ.

B 19251

IDENTIF. REFERENCE

JUN 17 9 49 AM '71

FELIX 2. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

Fee Paid #3

JUN 17	CONV	35,200.00			
JUN 17	STAX		A*	91.52	
JUN 17	REGFEE		A*	.50	
JUN 17	DEED		A*	3.00	* 95.02