BOOK 4513 PAGE 851

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1971

Notary Public W. 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
Verne D. Gauby Et ux (NAME)	Mortgage Associates, Inc. (NAME)	OH 15930
826 Redwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	160-2
Nashville, Tenn. 37220 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	13

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, Ronald C. Wicks Et ux Peggy H. Wicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Verne D. Gauby Et ux Pauline L. Gauby

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 Forest Acres Subdivision Section 2, of record in Book 1424, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 140 feet on the northerly side of Redwood Drive and runs back between parallel lines, 285 feet to a dead line.

BEING the same property conveyed to Ronald C. Wicks Et ux Peggy H. Wicks by deed from Edwin C. Rodgers Et ux Betty W. Rodgers of record in Book 4413, Page 699, aforesaid Register's Office.

THIS conveyance is subject to the restrictions and easements of record in Book 1424, Page 17, Register's Office for Said County and State.

This is ( ) unimproved (X) improved property, known as 826 Redwood Drive, Nashville, Tennessee 37220
(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 16th day of June, 1971

Ronald C. Wicks

Peggy H. Wicks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucille Kellogg, a Notary Public in and for said County and State, the within named Ronald C. Wicks Et ux Peggy H. Wicks

the bargainors, 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 16 day of June 19 71

Commission expires April 29, 1973

Lucille Kellogg
Notary Public

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
RONALD C. WICKS ET UX

TO
VERNE D. GAUBY ET UX

B 20145

IDENTIF. REFERENCE

JUN 23 1 26 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUN 23 71	CONV	34,950.00			
JUN 23 71	STAX		A*	90.74	
JUN 23 71	PREEE		A*	.50	
JUN 23 71	WDEED		A*	3.00	* 94.24