WARRANTY DEED

BOOK 1515 PAGE 11

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joel S. Trupin et ux (NAME)	Mortgage Associates, Inc. (NAME)	07DA-1075
3704 Woodmont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	116-8
Nashville, Tennessee (CITY) (ZIP) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	156

FOR AND IN CONSIDERATION of the sum of Sixty-One Thousand and no/100 ---------- ($61,000.00) ---------- *Dollars,*

CASH in hand paid by Joel S. Trupin and wife, Kathryn Mears Trupin, the receipt of which is hereby acknowledged,

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, Executor, pursuant to the provisions of the Will of Lillie B. Bagwell, deceased, has

~~the~~ this day bargained and sold, and do hereby transfer and convey unto the said Joel S. Trupin and wife, Kathryn Mears Trupin, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lots Nos. 7, 8, and 51, on the plan of D. T. Crockett's Woodmont Park Subdivision, as of record in book 547, page 148, Register's Office for said County.
Said lot No. 7 fronts 100 feet on the northerly side of Woodmont Boulevard and runs back between parallel lines 250 feet to the southerly line of lot No. 51.
Said lot No. 8 fronts 100 feet on the northerly side of Woodmont Avenue, and runs back between parallel lines, along the westerly margin of Cantrell Avenue, 250 feet to the southerly line of lot No. 51 on said plan.
Said lot No. 51 fronts 100 feet on the westerly side of Cantrell Avenue and runs back between parallel lines 200 feet to a dead line.
Said lots No. 7 and 51, were conveyed to N. L. Bagwell and wife, Lillie B. Bagwell, by deed from Edward L. Turner and wife, Katherine E. Turner, of record in book 1306, page 618, Register's Office for said County.
Said lot No. 8 was conveyed to N. L. Bagwell and wife, Lillie B. Bagwell, by deed from Florence R. Cocreham and husband, D. H. Cocreham, of record in book 1320, page 246, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 61,000.00

Subscribed and sworn to before me, this the 22nd day of June 19 71

Affiant Joel S Trupin

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 3704 Woodmont Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joel S. Trupin and wife, Kathryn Mears Trupin, their heirs and assigns forever. Grantor covenants that as Executor under the will of Lillie B. Bagwell, deceased, but no further or otherwise, it has full ~~power~~ power to convey said real estate ~~herein conveyed, and that the same is unencumbered~~, except for 1971 taxes which are prorated and assumed by the grantees.

Grantor *further covenants and binds* itself, as Executor but no further or otherwise ~~herein~~, *to warrant and forever defend the title to said real estate to said* Joel S. Trupin and wife, Kathryn Mears Trupin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 21st day of June, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, Executor, pursuant to the provisions of the Will of Lillie B. Bagwell, deceased

By: Emmett Russell III Asst.
Emmett Russell III, Trust Officer.

PREPARED BY:
Dewey Pedigo, Atty.
Stahlman Bldg.
Nashville, Tn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Enaey, *a Notary Public of the State and County aforesaid, personally appeared* Emmett Russell, III Asst., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Officer *of the* First American National Bank of Nashville, *the within named bargainor, a corporation, and that* he *as such* Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 21st *day of* June, *19* 71

Commission expires June 6, 1972 Mary Enaey *Notary Public*

WARRANTY DEED

FROM
First American National Bank of Nashville, Executor

TO
Joel S. Trupin et ux

JUN28'71 CONV 61,000.00
JUN28'71 S'TAX A* 158.60
JUN28'71 PR'FEE A* .50
JUN28'71 W'DEED A* 3.00 * 162.10

320667

IDENTIF. REFERENCE

JUN 28 10 14 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

File Box #2

Plan Title 3/1643