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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 $

$11,850.00 Thomas James Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 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
Thomas James Bates (NAME)	Mortgage Associates, Inc. (NAME)	11D-70935
925 Denson Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	52-5
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	144

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, Elizabeth Alberta Brewington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas James Bates et ux Katherine E. Bates

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, beingLot No. 28 on the Revised Plan of Block "K", Power & Roth's Subdivision of Madison Park, as of record in Book 974, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 55 feet on the easterly side of Idlewild Avenue and runs back between parallel lines, with the southerly margin of Yale Avenue, 129 feet to the westerly line of Lot No. 30.

Being same property conveyed to Elizabeth Alberta Brewington by deed from W. R. Anglea Sr, et ux Orvetta Ada Mae Anglea of record in Book 3967, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants of record in Book 1129, Page 417, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 925 Denson Avenue, Madison, Tennessee 37115
(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 26th day of July, 1971

Elizabeth Alberta Brewington

Elizabeth Alberta Brewington

STATE OF TENNESSEE
Davidson County

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Personnally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Elizabeth Alberta Brewington

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July 19 71.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 ELIZABETH ALBERTA BREWINGTON

TO THOMAS JAMES BATES ET UX

KATHERINE E. BATES

324574

IDENTIF. REFERENCE

JUL 28 10 20 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 28	CONV	11,850.00			
JUL 28	STAX		A*	30.68	
JUL 28	RFEE		A*	.50	
JUL 28	MTGS		A*	4.00	* 35.18