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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 $_____

$21,550.00 Joseph A Ferreira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 71

Harold Reeves
Notary Public Harold Reeves

MY COMMISSION EXPIRES: 11/12/72
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy. Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Ferreira (NAME)	Mortgage Associates, Inc. (NAME)	03D-68345
3206 Merlyn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	84-12
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	122

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, William Spurgeon, Jr. et ux Georgia R. Spurgeon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , Joseph A. Ferreira et ux Florence T. Ferreira

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. 39 on the Plan of Lincoya Hills, of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 120 feet on the easterly side of Merlyn Drive and runs back 177.8 feet on the north line and 177.7 feet on the south line, to a dead line, measuring 119.8 feet thereon.

Being same property conveyed to William Spurgeon, Jr. et ux Georgia R. Spurgeon by deed from W. H. Freeman et ux Marie T. Freeman of record in Book 2144, Page 536, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictive covenants of record in Book 2021, Page 317, aforesaid Register's Office.

This is { unimproved / improved } property, known as 3206 Merlyn Drive, Nashville, Tennessee 37214
(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 hands this 18th day of September, 1971

William Spurgeon, Jr.

Georgia R. Spurgeon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Harold Reeves, a Notary Public in and for said County and State, the within named William Spurgeon, Jr. et ux Georgia R. Spurgeon

the bargainor, 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 18th day of September 19 71

Commission expires 11/12/72

Harold Reeves
Notary Public Harold Reeves

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

WILLIAM SPURGEON, JR.

et ux GEORGIA R. SPURGEON

TO

JOSEPH A. FERREIRA et ux

FLORENCE T. FERREIRA

B 3 1 2 7 7

IDENTIF. REFERENCE

SEP 21 2 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

SEP 21 71 CONV 21,550.00
SEP 21 71 S TAX A* 55.90
SEP 21 71 PR FEE A* .50
SEP 21 71 W DEED A* 4.00 * 60.40