BOOK 4540 PAGE 457

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$11,950.00 Enoch R. Garrett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF September, 1971

W. K. Georgas, Jr.
Notary Public

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
Enoch R. Garrett, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	12DA-42845
1440 Pennock Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	71-11
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	225

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, R. F. Melton et ux Frances G. Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enoch R. Garrett, Jr. et ux Margie E. Garrett

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, being Lots Nos. 343, 344 and 345 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for said County.

Said Lots Nos. 343, 344 and 345 front together 75 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being same property conveyed to R. F. Melton et ux Frances G. Melton by deed from William M. Adams etux Irma Louise Adams of record in Book 2922, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictions of record in Book 615, Page 644 and Book 844, Page 432, aforesaid Register's Office.

This is unimproved / improved property, known as 1440 Pennock Avenue, Nashville, Tennessee 37207
(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 24th day of September, 1971

R. F. Melton

Frances G. Melton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named R. F. Melton et ux Frances G. Melton

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 24th day of September, 1971

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
R. F. MELTON et ux

TO
FRANCES G. MELTON

ENOCH R. GARRETT, JR.
et ux MARGIE E. GARRETT

332224

IDENTIF. REFERENCE

SEP 28 1 25 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 71	CONV	11,950.00			
SEP 28 71	S'TAX		A*	30.94	
SEP 28 71	PR'FEE		A*	.50	
SEP 28 71	W'DEED		A*	4.00	* 35.44

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