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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 $ ____

$17,200.00 James Larry Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 1971

Notary Public, W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75
(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
James Larry Terry et ux (NAME)	Mortgage Associates, Inc. (NAME)	03D-60230
2812 Branwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	96-13
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	84

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, Thomas Eugene Sanborn et ux Dorothy Welck Sanborn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Larry Terry et ux Donna Lee Terry

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 Lot No. 109 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for said County.

Said Lot No. 109 fronts 69 feet on the northerly side of Branwood Drive and runs back 175 feet on the easterly line and 153.8 feet on the westerly line to a dead line in the rear on which it measures 116.6 feet.

Being the same property conveyed to Thomas Eugene Sanborn et ux Dorothy Welck Sanborn by deed from Aubrey E. Gregory et ux Sara Catherine Gregory of record in Book 3338, Page 209, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictive covenants of record in Book 2338, Page 511, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 2312 Branwood Drive, Donelson, 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 19th day of November, 1971

Thomas Eugene Sanborn
Thomas Eugene Sanborn

Dorothy Welck Sanborn
Dorothy Welck Sanborn

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Thomas Eugene Sanborn et ux Dorothy Welck

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 19th day of November, 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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ 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 THOMAS EUGENE SANBORN

TO et ux DOROTHY WELCK

JAMES LARRY TERRY etux
DONNA LEE TERRY

B 38883

IDENTIF. REFERENCE

Nov 23 11 54 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV23 71 CONV 17,200.00
NOV23 71 S'TAX A* 44.72
NOV23 71 PG'FEE A* .50
NOV23 71 W'DEED A* 4.00 * 49.22

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