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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 $_____

$22,900.00 Everett A. Steadman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1971.

W. K. Georgas, Jr.
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
Everett A. Steadman (NAME)	Mortgage Associates, Inc. (NAME)	03D-49226
2425 Ridgeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	73-12
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	35

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, John M. Gossett et ux Ramona O. Gossett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett A. Steadman et ux Peggy Shannon Steadman

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. 229 on the Plan of Section II, Sunset View Subdivision of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 93.93 feet on the south side of Ridgeland Drive and runs back 202.1 feet on the west line and 202.45 feet on the east line to a dead line in the rear on which it measures 99.85 feet.

Being the same property conveyed to John M. Gossett et ux Ramona O. Gossett by deed from Richard J. Sailor et ux Wilma P. Sailor of record in Book 4207, Page 917, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictive covenants of record in Book 2663, Page 52 and Book 2752, Page 594, aforesaid Register's Office.

This is (unimproved ( ) improved (X)) property, known as 2425 Ridgeland 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 1st day of December, 1971.

John M. Gossett

Ramona O. Gossett

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 John M. Gossett et ux Ramona O. Gossett

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 1st day of December 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 _____ 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 JOHN M. GOSSETT et ux

TO RAMONA O. GOSSETT

EVERETT A. STEADMAN etux

PEGGY SHANNON STEADMAN

B 40000

IDENTIF. REFERENCE

DEC 3 9 47 AM '71

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

DEC-3- CONV 22,900.00

DEC-3- STAX A* 59.54

DEC-3- PRFEE A* .50

DEC-3- MDEED A* 4.00 * 64.04