BOOK 4570 PAGE 939

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$11,350.00 Don B. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January, 1972

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
Don B. Greer Et ux (NAME)	Mortgage Associates, Inc. (NAME)	12D 04430
2102 Jones Cirele (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 71-4
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 194

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, J. S. Richardson Et ux Lucille Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don B. Greer Et ux Mary Frances Greer

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. 176 on the Plan of Joywood Heights, Subdivision, Section I, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

SAID Lot No. 176 fronts 60.0 feet on the Westerly side of Jones Circle and runs back between parallel lines 189.0 feet and measures 60.0 feet across the rear lot line.

BEING the same property conveyed to J. S. Richardson Et ux Lucille Richardson by Deed from Allen Dobson Et ux Martha Ballard Dobson of record in Book 1422, Page 499, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 1373, Page 98, said Register's Office.

This is (unimproved / improved) property, known as 2102 Jones Circle, 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 hand s this 20th day of January, 1972.

J. S. Richardson

Lucille Richardson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. S. Richardson Et ux Lucille Richardson

the bargainor S, 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 20th day of January 1972

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, W. K. Georgas, Jr., 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM J. S. RICHARDSON ET UX
LUCILLE RICHARDSON

TO DON B. GREER ET UX
MARY FRANCES GREER

B 4 5 8 1 2

IDENTIF. REFERENCE

JAN 21 10 19 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN21 72	CONV	11,350.00			
JAN21 72	S'TAX		A*	29.38	
JAN21 72	PR'FEE		A*	.50	
JAN21 72	W'DEED		A*	4.00	* 33.88

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