BOOK 4576 PAGE 960

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 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
L. D. Ralph Gearlds, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	2DA-54090
1104 Massman Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	107-9
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	24

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, James W. Pate et ux Brenda L. Fletcher Pate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. D. Ralph Gearlds, Jr. et ux Wanda Louise Gearlds

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. 41 on the Plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for said County.

SAID Lot No. 41 fronts 73.4 feet on the northerly side of Massman Drive and runs back between lines, 208.3 feet on the easterly line and 263 feet on the westerly line to a dead line in the rear on which it measures 128 feet.

BEING the same property conveyed Brenda L. Fletcher by deed from Ray W. Graves et ux Ann H. Graves of record in Book 4486, Page 659, Register's Office for Davidson County, Tennessee, the said Brenda L. Fletcher having since married James W. Pate.

THIS conveyance is subject to the restrictive covenants of record in Book 2542, Page 519, aforesaid Register's Office.

This is {unimproved (x) / improved} property, known as 1104 Massman Drive, Nashville, Tennessee 37217
(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 9th day of February, 1972

James W. Pate

Brenda L. Fletcher Pate

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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 James W. Pate et ux Brenda L. Fletcher Pate

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 9th day of February, 1972

Commission expires 5/10/75

W. K. Georgas, Jr.
Notary Public

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

JAMES W. PATE ET UX

TO

BRENDA L. FLETCHER PATE

L. D. RALPH GEARLDS, JR. ETUX

WANDA LOUISE GEARLDS

B 48671

IDENTIF. REFERENCE

FEB 16 9 47 AM '72

FELIX Z. ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

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

FEB16 72	CONV	21,000.00			
FEB16 72	S'TAX		A*	54.60	
FEB16 72	PR'FEE		A*	.50	
FEB16 72	W'DEED		A*	4.00	* 59:10