BOOK 4580 PAGE 726

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,500.00 Frederick R. Skelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th 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 |
|---|---|---|
| Frederick Roger Skelton (NAME) | Mortgage Associates, Inc. (NAME) | 2DA-52700 |
| 1927 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 28146 (STREET ADDRESS) | 107-5 |
| Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 66 |

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 Harold Mitchell et ux Patricia A. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick Roger Skelton et ux Caroline M. Skelton

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. 84 on the Plan of Bel-Air Subdivision, Section 1, as of record in Book 2900, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 64 feet on the south side of Dabbs Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to James Harold Mitchell etux Patricia A. Mitchell by deed from Clyde L. Webb et ux Patricia C. Webb of record in Book 4252, Page 781, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictions of record in Book 2959, Page 83, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as 1927 Dabbs Avenue, 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 hands this 29th day of February, 1972

Ana Harold Mitchell
James Harold Mitchell

Patricia A. Mitchell
Patricia A. Mitchell

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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 Harold Mitchell et ux Patricia A. Mitchell

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 29th day of February, 1972

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

JAMES HAROLD MITCHELL

et ux PATRICIA A. MITCHELL

TO

FREDERICK ROGER SKELTON

et ux CAROLINE M. SKELTON

B 5 0 4 7 5

IDENTIF. REFERENCE

MAR 2 11 05 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

| | | | | | |
|---|---|---|---|---|---|
| MAR-2 72 | CONV | 15,500.00 | | | |
| MAR-2 72 | S TAX | | A* | 40.30 | |
| MAR-2 72 | PR FEE | | A* | .50 | |
| MAR-2 72 | W DEED | | A* | 4.00 | * 44.80 |