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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 $ 18,610.93

Donald R. Rich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 72

Notary Public

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
Donald R. Rich et ux (NAME)	Mortgage Associates, Inc. (NAME)	148-7
109 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	5D-15852

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~~ I, Johnny R. Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Rich et ux Patsy H. Rich

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. 513 on the Plan of Cherokee Hills, Section V, as of record in Book 3500, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 513 fronts 70.0 feet on the Southerly Margin of Luna Drive and extends back 179.7 feet on the Easterly line and 166.7 feet on the Westerly line to a rear line which measures 82.2 feet.

Being the same property conveyed to the within named Grantor by a Quitclaim Deed of record in Book 4588, page 896, RODC.

This conveyance is subject to restrictions of record in Book 3882, page 852, RODC.

However, this conveyance is subject to the assumption herewith by the Grantees of a Deed of Trust Note in the approximate unpaid balance of $17,610.93; same secured by a Deed of Trust of record in Book 4565, page 560, RODC.

This is ~~unimproved~~ improved (X) property, known as 109 Luna Drive, Nashville, Tennessee
(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 my hand this 1st day of August, 19 72

X Johnny R. Lawson

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 Johnny R. Lawson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1972

Commission expires 5-10-75

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 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 Johnny R. Lawson

TO Donald R. Rich et ux
Patsy H. Rich

B 70780

IDENTIF. REFERENCE

AUG 9 1 03 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE BOX 3

AUG-9-72	CONV	18,610.93			
AUG-9-72	S'TAX		A*	48.36	
AUG-9-72	PR'FEE		A*	.50	
AUG-9-72	W'DEED		A*	4.00	* 52.86