BOOK 4639 PAGE 47

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$23,600.00 William E. Hitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1972

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
William E. Hitt (NAME)	Mortgage Associates, Inc. (NAME)	12B-12575
4506 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	61-3
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	5

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 T. Garrett et ux Margaret Peart Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Hitt et ux Sara F. Hitt

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. 79 on the map of Gra-Mar Acres, Section II, as of record in Book 2133, Page 74, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Saunders Avenue at the corner of Lots 78 and 79; thence with the line between said lots, easterly 148 feet to a corner of Lot No. 80; thence with the line between lots 79 and 80, northerly 145 feet to the southerly margin of Lemont Drive; thence with the margin of the same westerly 125 feet to the beginning of a curve; thence around said curve southwesterly 30.93 feet to the easterly margin of Saunders Avenue; thence with themargin of the same, southerly 120 feet to the point of beginning.

BEING the same property conveyed to James T. Garrett et ux Margaret Peart Garrett by deed from Margaret Lampley Garrett as of record in Book 4578, Page 446, Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 2202, Page 222, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4506 Saunders Avenue, Madison, Tennessee 37115
(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 15th day of September, 1972

James T. Garrett: James T. Garrett

Margaret Peart Garrett: Margaret Peart Garrett

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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 T. Garrett et ux Margaret Peart Garrett

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 15th day of September, 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 (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 T. GARRETT et ux

MARGARET PEART GARRETT

TO
WILLIAM E. HITT et ux

SARA F. HITT

B 7 6 6 2 3

IDENTIF. REFERENCE

SEP 20 10 56 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

SEP 20 72	CONV	23,600.00			
SEP 20 72	S TAX		A*	61.36	
SEP 20 72	PR FEE		A*	.50	
SEP 20 72	W DEED		A*	4.00	* 65.86