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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 $

$9,950.00

Affiant Lawrence E. Settle ~~W. K. Georgas, Jr.~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 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 |
|---|---|---|
| LAWRENCE E. SETTLE (NAME) | MORTGAGE ASSOCIATES, INC. (NAME) | 12D-03610 |
| 517 Norton Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 28146 (STREET ADDRESS) | 71-8 |
| Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 151 |

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, MAURICE ASHBURN et ux JUDY ASHBURN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE E. SETTLE

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. 125 on the Plan of Joywood Heights, Section 1, of record in Book 1130, Page 91, Registers Office Davidson County, Tennessee.

SAID Lot No. 125 fronts 60 feet on the North side of Norton Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Maurice Ashburn et ux Judy Ashburn from James Oakley Jenkins et ux Josephine Jenkins of record in Book 3905, Page 643, Registers Office Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in book 1373, page 98 and amended in Book 1518, Page 183, aforesaid Registers Office.

This is unimproved ( ) improved (X) property, known as 517 (House Number) Norton Avenue (Street) (P. O. Address) Nashville (City or Town) 37207 (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 18th day of September, 1972

Maurice Ashburn

Judy Ashburn

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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 Maurice Ashburn and Judy Ashburn

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 18th day of September 19 72

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 Maurice Ashburn et ux Judy

TO Lawrence E. Settle

B 7 6 8 6 5

IDENTIF. REFERENCE

SEP 21 1 26 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 21 72 | | CONV | *9,950.00 | | |
| SEP 21 72 | S'TAX | | A* | 25.74 | |
| SEP 21 72 | PR'FEE | | A* | .50 | |
| SEP 21 72 | | W'DEED | A* | 4.00 | * 30.24 |

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