BOOK 4674 PAGE 210

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$15,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January, 1973

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
Leon B. Dorton (NAME)	Mortgage Associates, Inc. (NAME)	6DA-09364
103 Garwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	119-3
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	25

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, Thomas W. Edmondson, Jr. et ux Carole R. Edmondson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon B. Dorton et ux Velma J. Dorton

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. 66 on the Plan of Mertie Milwee Subdivision, of record in Book 2331, Page 117, Register's Office for said County.

SAID Lot No. 66 fronts 70 feet on the southerly margin of Garwood Avenue and runs back 136.6 feet on the common line between Lots Nos. 66 and 67; thence on a broken line across the rear, 89.04 feet, 32 feet, and 19 feet to the corner of Lots Nos. 65 and 66; thence on the common line between Lots Nos. 65 and 66, 173.6 feet to the point of beginning, according to a survey by John Kohl, Surveyor, dated December 19, 1972.

BEING the same property conveyed to Thomas W. Edmondson, Jr. et ux Carole R. Edmondson by deed from Charles Leo Donnelly et ux Dorothy P. Donnelly of record in Book 4244, Page 30, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 2499, Page 289, aforesaid Register's Office.

This is unimproved {x} improved { } property, known as 103 Garwood Avenue, Nashville, Tennessee 37211
(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 17th day of January, 1973

Thomas W. Edmondson, Jr.

Carole R. Edmondson

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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 Thomas W. Edmondson, Jr. et ux Carole R. Edmondson

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 17th day of January 1973.

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

W. K. Georgas, Jr.

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) 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

THOMAS W. EDMONDSON, JR.

ET UX CAROLE R. EDMONDSON

TO

LEON B. DORTON ET UX

VELMA J. DORTON

B 9 2 1 7 2

IDENTIF. REFERENCE

Jan 23 2 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN23'73	CONV		15,900.00		
JAN23'73	S'TAX			A* 41.34	
JAN23'73	PR'FEE			A* .50	
JAN23'73	W'DEED			A* 4.00	* 45.84

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