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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Douglas A. Ball and wife,

Patricia E. Ball

TO

James B. Burns & wife, Bertha S.

Burns

For draftsman's use

Return to
PLUS CITY REALTY
417 EAST IRIS DRIVE
NASHVILLE, TENNESSEE 37204

prepared by:
Gene Tucker
417 East Iris Dr.
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Burns (NAME)	Mortgage Associates, Inc. (NAME)	05D-10663
284 Penfield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 143-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 19

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 6 9 26 AM '73

REGISTRATION DAVIDSON COUNTY, TENN.

B93807

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,444.97 James B. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1973.

Gene N. Tucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 4, 1974
(AFFIX SEAL)

For and in Consideration of the sum of TEN DOLLARS AND NO/100 ($10.00)

AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 3, 1971 for $19,500.00 payable to Mortgage Associates, Inc. with intrest as set out in said note, and said debt secured by a Deed of Trust of record in Book 4498, page 696, Register's Office for Davidson County.

We, Douglas A. Ball and wife, Patricia E. Ball have bargained and sold, and by these presents do transfer and convey unto the said

James B. Burns and Wife, Bertha S. Burns

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No# 77 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, Page 126, Register's Office for Davidson County

SAID Lot NO# 77 fronts 69.8 on the the northerly side of Penfield Drive and extends back 153 8 feet on the easterly line and 155 feet on the westerly line to a dead line measuring 70 feet thereon.

BEING the same property conveyed to Douglas A. Ball and wife, Patricia E. Ball by deed from Charles Stone and wife, Elizabeth Stone or record in Book 4498, Pages 694 and 695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions of record in Book 3159, page 308, and to the easements of record in Book 2900, page 126, said Register's Office.

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This is ~~unimproved~~ improved (X) property, known as 284 Penfield Drive (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hand s this 5th day of February, 1973

Douglas A Ball
Patricia E. Ball

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Douglas A. Ball and wife, Patricia E. Ball

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 5th day of Feb, 1973

Gene A. Tucker, Notary Public.

My Commission Expires November 4, 1974

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, FEB-6 CONV 22,444.97, a Notary Public of the State and County aforesaid, personally appeared FEB-6 TAX A* 58.24, with whom I am personally acquainted, and who, upon oath, acknowledged FEB-6 PR'FEE A* .50 self to be FEB-6 WDEED A* 4.00 * 62.74 of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in

this day of, 19

, Notary Public.

Commission expires