FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,800.00

Howard D Derrick Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1973.

Elizabeth D Rogers
Notary Public

MY COMMISSION EXPIRES: Nov. 19, 1975

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Attorney, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore A. Friedmann (NAME)	Mortgage Associates, Inc. (NAME)	24 W-09475
2306 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 38146 (STREET ADDRESS)	104-15
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	230

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, Howard D. Derrick, Sr. and wife, Pauline M. Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore A. Friedmann and wife, Estelle G. Friedmann

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. 6 on the Resubdivision of Lots on Linden and West Linden being part of F. J. and W. D. Fuller Property of record in Book 1130, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50.7 feet on the northerly side of Sunset Avenue, formerly Linden Place, and extends back between lines, 187.4 feet on the westerly line and 177.2 feet on the easterly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Howard D. Derrick Sr. and wife, Pauline M. Derrick by deed from John J. Rohtert and wife, Sylvia D. Rohtert of record in Book 4583, page 536, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2306 Sunset Place, Nashville, Tennessee 37212
(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 ~~19th~~ 20th day of February, 1973

Howard D Derrick Sr
Howard D. Derrick, Sr.

Pauline M Derrick
Pauline M. Derrick

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Elizabeth F. Sluss, a Notary Public in and for said County and State, the within named Howard D. Derrick, Sr. and wife, Pauline M. Derrick

the bargainors, 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 ~~19th~~ 20th day of February, 1973.

Commission expires Nov. 19, 1975

Elizabeth F. Sluss
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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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
Howard D. Derrick, Sr. and wife, Pauline M. Derrick

TO
Theodore A. Friedmann and wife, Estelle G. Friedmann

B 95299

IDENTIF. REFERENCE

FEB 20 2 45 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB20 73	CONV	17,800.00			
FEB20 73	S'TAX		A*	46.28	
FEB20 73	PR'FEE		A*	.50	
FEB20 73	W'DEED		A*	4.00	* 50.78