BOOK 4684 PAGE 824

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17238.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Feb 1973

Notary Public

MY COMMISSION EXPIRES: 11-28-1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 2525 Lebanon Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Adams (NAME)	Mortgage Associates Inc. (NAME)	
417 Springview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-11
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	138

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, Robert W. Cummings and wife, Martha J. Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Adams and wife, Mary N. Adams

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. 64 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 126.3 feet along a curve on the easterly side of Springview Drive, and runs back between lines 176 feet on the northerly side and 176 feet on the southerly side to a dead line in the rear, measuring 48.8 feet thereon.

Being the same property conveyed to Robert W. Cummings and wife, Martha J. Cummings by deed from Robert R. Butler and wife, Shirley K. Butler, as of record in Deed Book 4484, page 990, in the Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4484, page 992, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved { } / improved {x} property, known as 417 (House Number) Springview Drive (Street) Nashville (P. O. Address) (City or Town) 37214 (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 27th day of February, 19 73

Robert Wayne Cummings

Martha Joyce Cummings

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Cummings and wife, Martha J. Cummings

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 27th day of February 19 73

Commission expires 11-20-76

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 Robert W. Cummings, et ux

TO James W. Adams, et ux

B 96579

IDENTIF. REFERENCE

Mar 1 10 33 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-1	CONV	17,238.00			
MAR-1	S'TAX		A*	44.72	
MAR-1	PR'FEE		A*	.50	
MAR-1	RDEED		A*	4.00	* 49.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214