BOOK 4698 PAGE 233

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,600.00 Allen C. Peralta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 73

Notary Public W.K. Georgas Jr.

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen C. Peralta (NAME)	Mortgage Associates, Inc. (NAME)	60A-33906
2600 Live Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	119-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	69

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, James E. Ferrell et ux Ann Neil Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen C. Peralta et ux Teresa J. Peralta

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. 58 on the Plan of Mashburn Heights as of record in Book 1835, Page 1, Register's Office Davidson County, Tennessee.

BEGINNING at a point in the northwesterly margin of Ennis Road, a common corner of Lots 58 and 59; thence with the line between said lots, northwesterly 120 feet to a concrete monument in the line of Lot No. 80; thence with the line between Lots 80 and 58, northeasterly 135 feet to the southwesterly margin of Live Oak Road; thence with the margin of said road, southeasterly passing a concrete monument at 27.2 feet in all 121.6 feet to the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the northwesterly margin of Ennis Road; thence with the margin of said road; southwesterly 114.3 feet to the beginning.

BEING the same property conveyed to James E. Ferrell et ux Ann Neil Ferrell by deed from Mack Estes et ux Ada S. Estes of record in Book 3433, Page 487, Register's Office Davidson County, Tennessee

THIS conveyance is subject to the restrictive covenants of record in Book 1785, Page 133 and Book 1850, Page 439, aforesaid Register's Office.

This is unimproved (x) improved ( ) property, known as 2600 Live Oak Drive (House Number) (Street) Nashville, Tennessee 37211 (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 9th day of April, 19 73

James E. Ferrell

James E. Ferrell

Ann Neil Ferrell

Ann Neil Ferrell

STATE OF TENNESSEE
Davidson County

BOOK 4698 PAGE 234

Personally appeared before me, W.K. Georgas, Jr., a Notary Public in and for said County and State, the within named James E. Ferrell et ux Ann Neil Ferrell

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 9th day of April 19 73.

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 _____

APR 13 CONV 16,600.00
APR 13 STAX A* 43.16
APR 13 PRFEE A* .50
APR 13 DEED A* 4.00 * 47.66

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES E. FERRELL ET UX

ANN NEIL FERRELL

TO

ALLEN C. PERALTA ET UX

TERESA J. PERALTA

C 0 2 4 1 5

IDENTIF. REFERENCE

APR 13 11 47 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217