Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,950.00

Joseph C. Caruso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 1973

C.F. Hooper
Notary Public

MY COMMISSION EXPIRES: 1-30-74

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy. Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Caruso (NAME)	Mortgage Associates, Inc. (NAME)	3D 8600
428 Adair Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Map 95-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 65

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 T. Maddin et ux Nellie Carroll Maddin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Caruso et ux Mae M. Caruso

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. 83, Section 2 and the Revision of Lots 21 & 22 of Section 1 on the Plan of Cloverdale, as of record in Book 2133, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 97.2 feet on the westerly side of Adair Road and runs back 240.5 feet on the northerly line and 238.3 feet on the southerly line, to a dead line, measuring 53 feet thereon.

Being the same property conveyed to the within named grantors by deed of record in Book 4487, Page 20, RODC.

This conveyance is subject to the restrictive covenants of record in Book 2149, page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the grantees assumption of and agreement to pay the remaining balance of a certain deed of trust note payable to Mortgage Associates, Inc. in the approximate unpaid balance of $15,000.00 and secured by a deed of trust of record in Book 4487, Page 22, RODC.

This is (unimproved) (x) (improved) property, known as 428 Adair Road, Nashville, 37214 (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 on this 17th day of March, 1971

James T. Maddin

Nellie Carroll Maddin

Nellie Carroll Maddin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mary Lucy Dyer, a Notary Public in and for said County and State, the within named James T. Maddin and wife Nellie Carroll

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July 19 73

Commission expires My Commission Expires Feb. 10, 1974

Mary Lucy Dyer
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 (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 _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

C 17699

IDENTIF. REFERENCE

AUG 1 10 35 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

AUG-17	CONV	18,950.00			
AUG-17	S'TAX		A*	49.14	
AUG-17	PR'FEE		A*	.50	
AUG-17	WDEED		A*	4.00	* 53.64