BOOK 4783 PAGE 146

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James M. Braswell and wife,

Christine W. Braswell

TO

Martha I. Strayhorn

For draftsman's use

This instrument prepared by
Caesar E. Urrutia, Attorney
P. O. Box 17344
Nashville, Tennessee 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha I. Strayhorn (NAME)	Mortgage Associates, Inc. (NAME)	96-14-93
2892 Lyncrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 24 2 52 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

C 3 9 7 1 0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,500.00 Martha I. Strayhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF January, 1974.

Caesar E. Urrutia
Notary Public

MY COMMISSION EXPIRES: 12-2-76

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay $17,439.58, said amount being the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Richard D. Cahoy, Trustee, of record in Book 4581, page 793, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee,

We, James M. Braswell and wife, Christine W. Braswell have bargained and sold, and by these presents do transfer and convey unto the said Martha I. Strayhorn her 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. 4 on the Plan of Happy Acres, as of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 4 fronts 90 feet on the northerly side of Lyncrest Drive and extends back 174.3 feet on the easterly line and 174.5 feet on the westerly line to a dead line and measures 90 feet thereon.

Being the same property conveyed to James M. Braswell and wife, Christine W. Braswell, by deed from John W. Lunn and wife, Mary Jane B. Lunn, of record in Book 4581, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2447, page 557, said Register's Office, and the Plan of record in Book 2331, page 63, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

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This is unimproved ( ) improved (X) property, known as 2892 Lyncrest Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37214 (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 Martha I. Strayhorn her heirs and assigns, forever.

And we do covenant with the said Martha I. Strayhorn 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, except as set out herein.

And we, James M. Braswell and wife, Christine W. Braswell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Martha I. Strayhorn her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 18th day of January, 19 74

James M. Braswell

Christine W. Braswell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Caesar E Murtia, a Notary Public in and for said County and State, the within named James M. Braswell and wife, Christine W. Braswell

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 18th day of January, 19 74

Caesar E Murtia Notary Public

Commission expires 5/10/1976

CAESAR E. URRUTIA · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JAN24 CONV 23,500.00
JAN24 STAX A* 61.10
JAN24 RECFEE A* .50
JAN24 MTGFEE A* 4.00 * 65.60

Before me, ... a Notary Public of the State and County aforesaid, personally ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... 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 .....