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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,650.00 Charles R. Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 74.

V. L. Baldiga
Notary Public V. L. Baldiga

MY COMMISSION EXPIRES: 8-1-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, 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
Charles R. Fuller (NAME)	Mortgage Associates, Inc. (NAME)	71-12
1838 Joy Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	12DA-42056

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, Michael W. Nelson and wife, Bonnie C. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Fuller et ux Rita Fuller

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 the northerly part of Lot No. 21 and a small triangular part of Lot No. 21 on the Map of Joywood, as of record in Book 974, Page 45, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Joy Circle, at the corner lots Nos. 21 and 22; thence with the line between said lots, 150.8 feet to a stake; thence southerly 60 feet to a point; thence westerly 154.5 feet to the easterly margin of Joy Circle; thence with the margin of the same, northerly 11.33 feet to a turn in Joy Circle, and continuing with the same, northerly 50 feet to the beginning.

THIS conveyance is subject to any restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 1838 Joy Circle, Nashville, Tennessee
(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 22nd day of February, 1974

Michael W. Nelson

Michael W. Nelson

Bonnie C. Nelson

Bonnie C. Nelson

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 Michael W. Nelson et ux Bonnie C. Nelson

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 22nd day of February 1974

Commission expires 8-1-77

V. L. Baldyga
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
MICHAEL W. NELSON ET UX
BONNIE C.

TO
CHARLES R. FULLER ET UX
RITA FULLER

File Box # 3

C 4 4 9 1 6

IDENTIF. REFERENCE

MAR 8 2 50 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

MAR-8-74	CONV	14,650.00			
MAR-8-74	S'TAX		A*	37.96	
MAR-8-74	PR'FEE		A*	.50	
MAR-8-74	W'DEED		A*	4.00	* 42.46