BOOK 4795 PAGE 749

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,968.59

James K. Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March 1974.

Notary Public

MY COMMISSION EXPIRES: 2-27-77

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Mullins et ux	Diversified Mortgage Company	
(NAME)	(NAME)	
104 Colt COurt	5th Floor, Stahlman Building	Map 128-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37201	Par 134
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Milton H. Morrow Jr. and wife, Christie W. Morrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Mullins and wife, Judith U. Mullins

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. 131 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Milton H. Morrow, Jr. and wife, Christie W. Morrow by deed from C & S Builders, Inc., a Tennessee Corporation, of record in Book 4597, page 942, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Diversified Mortgage Company of record in Trust Deed Book 4597, page 944, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 104 Colt Court (House Number) (Street) Nashville, Tennessee (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 hands this 8 day of March, 19 74

Milton H Morrow Jr.

Christie W. Morrow

STATE OF TENNESSEE
Davidson County

BOOK 4795 PAGE 750

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton H. Morrow, Jr. and wife, Christie W. Morrow

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 8 day of March, 19 74.

Commission expires 5-23-77

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) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

MILTON H. MORROW, JR. AND WIFE, CHRISTIE W. MORROW

TO

JAMES K. MULLINS AND WIFE, JUDITH U. MULLINS

C 45408

IDENTIF. REFERENCE

Mar 13 11 06 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 13	CONV	19,968.59			
MAR 13	STAX		A*	52.00	
MAR 13	PRFEE		A*	.50	
MAR 13	WDEED		A*	4.00	* 56.50

BOOK 4795 PAGE 751

This instrument prepared by: McEwen Mortgage Company
Nashville Bank & Trust Building
Nashville, Tenn. 37201

Deed of Trust

FOR AND IN CONSIDERATION of One Dollar to us *paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned,*

we, W. W. Rainey and wife, Katherine Rainey,

have this day bargained and sold, and do hereby transfer and convey, to Graham Boyce, *Trustee, and his successors in trust, certain property in the State of Tennessee,* Davidson *County, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot 12 on the Map of E. A. Lindsley Subdivision, of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Beginning at a point 100 feet south of the northern boundary line of said lot and running 100 feet on the easterly side of a 50 foot unnamed street; thence running back parallel to the northerly boundary line of said lot 693 feet; thence north 100 feet to a point; thence parallel to said boundary line 693 feet to the beginning. Said part of said lot being the middle 100 feet of said lot.

Being the same property conveyed to W. W. Rainey and wife, Katherine Rainey, by deed from M. A. Cobb, and wife, Nell Cobb, of record in Book 1415, page 25, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property to the said Graham Boyce, *Trustee, and his successor in trust, forever.* We *covenant that* we are *lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and defend the title to said property to the said* Graham Boyce, *Trustee and his successor in trust, and his assigns, forever, against the lawful claims of all persons.*

But this conveyance is made IN TRUST for the following uses and trusts, and for no other purposes, to-wit:

To secure the payment of one note of even date herewith in the principal sum of $4,600.00, payable to the order of "ourselves", executed and endorsed by W. W. Rainey and wife, Katherine Rainey, and delivered to the lender for the purpose of borrowing a like sum of money. Said note is payable at the rate of $54.98 per month, beginning April 7, 1974, and monthly thereafter for a like amount until paid in full. Said payments include interest at the rate of 10% per annum, applied first to the interest and the remainder to the principal.

As part of the consideration for the execution of this instrument, and of the indebtedness secured hereunder, the undersigned agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $4600.00 *or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.*