This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tennessee 37115

BOOK 4798 PAGE 26

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William S. Wetmore	Mortgage Associates, Inc.	27W-16135
(NAME)	(NAME)	
1413 Roberts Avenue	P. O. Box 28146	Map 83-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, Georgia 30328	Parcel 83
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to secure to Mortgage Associates, Inc. in the original principal amount of $18,800.00, payable in monthly installments of $134.80 each including principal and interest at the rate of 7 3/4% per annum, beginning October 1, 1973, Balance due September 1, 2003.

We, Tony L. Higgins and wife, Brenda C. Higgins

have this day bargained and sold, and do hereby transfer and convey unto the said

William S. Wetmore, unmarried, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the west 60 feet of the east 70 feet of Lot No. 1 on the Plan of Sharpe & Horn's Elmwood Place, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 60 feet on the northerly margin of Roberts Avenue and runs back between parallel lines, 170.5 feet to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Tony L. Higgins and wife, Brenda C. Higgins by deed from Kenneth A. Jost and wife, Lillian M. Jose of record in Book 4738, page 735, Registers Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 20th day of March 19 74

Affiant

My commission expires: NOVEMBER 13, 1977 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 1413 Roberts Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

WILLIAM S. WETMORE, his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, 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 forever defend the title to said real estate to said* WILLIAM S. WETMORE, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19th. day of March, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tony L. Higgins

Brenda C. Higgins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Tony L. Higgins and wife, Brenda C. Higgins

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville
this 19th *day of* March, 19 74

JAMES T. CARR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Oct 31, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *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 .....

C 4644 9

IDENTIFICATION REFERENCE

MAR 21 8 46 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR21 CONV 21,500.00
MAR21 STAX A* 55.90
MAR21 RECFEE A* .50
MAR21 W/DEED A* 4.00 * 60.40

WARRANTY DEED

FROM
TONY L. HIGGINS et ux

TO
WILLIAM S. WETMORE

AFTER RECORDING
RETURN TO:
IMPACT PROPERTIES
P.O. BOX 311
MADISON, TENN. 37115
ATT. DON CARVER

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS