BOOK 4803 PAGE 480

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,500.00 Horace Buford, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 74.

Notary Public. Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(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 |
|---|---|---|
| Horace Buford, Jr. (NAME) | Mortgage Associates, Inc. (NAME) | 13DA 66700 |
| 3231 Mayer Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 28146 (STREET ADDRESS) | 80 - 8 |
| Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 195 |

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 R. Bender et ux Peggy Bender

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horace Buford, Jr. et ux Vera M. Buford

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:

BEING Lot No. 111 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James R. Bender et ux Peggy Bender by record of deed in Book 3854, Page 281, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 3765, Page 141 and any existing easements.

This is unimproved ( ) improved (X) property, known as 3231 Mayer Drive, Nashville, Tennessee 37218
(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 1st day of April, 19 74

James R. Bender: James R Bender

Peggy Bender: Peggy Bender

BOOK 4803 PAGE 481

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named James R. Bender et ux Peggy Bender

the bargainors, 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 1st day of April 1974

Commission expires 2-13-77

Leon Sharber 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

C 4 8 9 1 2

WARRANTY DEED

FROM
JAMES R. BENDER ET UX

TO
PEGGY BENDER

HORACE BUFORD, JR. ETUX

IDENTIF. REFERENCE

APR 8 12 05 PM '74

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

| | | | | | |
|---|---|---|---|---|---|
| APR-8-74 | CONV | 14,500.00 | | | |
| APR-8-74 | VERA M. BUFORD | | | | |
| APR-8-74 | ST TAX | | A* | 37.70 | |
| APR-8-74 | RTFEE | | A* | .50 | |
| APR-8-74 | W DEED | | A* | 4.00 | * 42.20 |

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