BOOK 1812 PAGE 401 C 5 2 9 1 4

THIS INSTRUMENT PREPARED BY:

Franklin D. Brabson
Attorney-at-law
1703 Parkway Towers
Nashville, Tennessee 37219

IDENTIF. REFERENCE

MAY 6 11 40 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. & Mrs. Billy J. Foust 703 Swinging Bridge Road Old Hickory, Tennessee 37138	Mortgage Associates, Inc. 180 Allen Road Suite 200 Atlanta, GA. 30328	Map 34-16 Par. 6

FOR AND IN CONSIDERATION of the sum of Eight Thousand and NO/100 ($8,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of the balance of an indebtedness due Mortgage Associates, Inc., secured by a deed of trust of record in Book 4717, page 490, Register's Office for Davidson County, Tennessee.

WE, James R. Jernigan and wife, Stephanie Ann Jernigan, have this day bargained and sold, and do hereby transfer and convey unto the said Billy J. Foust and wife, Jean Foust, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Swinging Bridge Heights as of record in Book 2854, page 114, Register's Office for said County.

Said Lot No. 4 fronts 75 feet on the southwesterly side of Swinging Bridge Road and extends back 145 feet on the southeasterly line and 150.48 feet on the northwesterly line, which is a broken line, to a dead line in the rear on which it measures 53.65 feet.

Being the same property conveyed to James R. Jernigan and wife, Stephanie Ann Jernigan, by deed of record from Artie E. Minchey and wife, Peggy R. Minchey, in Book 4717, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as 703 Swinging Bridge Road, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Billy J. Foust and wife, Jean Foust, their 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 Billy J. Foust and wife, Jean Foust, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 6th day of May, 1974

X James R. Jernigan

X Stephanie Ann Jernigan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

Bill J. Faust
Affiant

Subscribed and sworn to before me, this 6th day of May, 1974.

E. O. Smith
NOTARY PUBLIC
My Commission Expires: 1-29-78

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, E. O. Smith a Notary Public in and for said County and State, James R. Jernigan and Stephanie Ann Jernigan, the within named 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 6th day of May, 1974.

E. O. Smith
NOTARY PUBLIC
My Commission Expires: 1-29-78

MAY-6	CONV	22,000.00				
MAY-6 STAX			A*	57.20		
MAY-6 PRTFEE			A*	.50		
MAY-6	WDEED		A*	4.00	*	61.70