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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 $ 25,532.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: 10-26-74

(AFFIX SEAL)

Mail 1

THIS INSTRUMENT WAS PREPARED BY

SAMUEL B. SCHLANGER, ATTORNEY 4220 NOLENSVILLE RD. NASHVILLE, TN. 37211

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Joseph Kane (NAME)	Mortgage Associates, Inc. (NAME)	2D-22980
4654 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	148-12
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	188

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, John T. Rossmaier and wife, Linda V. Rossmaier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Joseph Kane

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. 187 on the Plan of Hazelwood, Section 9, as of record in Book 4300, Page 50, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to John T. Rossmaier and wife, Linda V. Rossmaier by deed of record in Book 4742, Page 260 Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 4418, Page 729, Register's Office, Davidson County, Tennessee.

GRANTEE assumes and agrees to pay the balance due on a first mortgage note secured by a deed of trust, both executed by John T. Rossmaier and wife, Linda V. Rossmaier, to Richard D. Cahoy, Trustee, of record in Book 4742, page 262, Register's Office for Davidson County, Tennessee, securing Mortgage Associates Inc. of Atlanta, Georgia in the original principal sum of $23,050.00, dated August 24, 1973.

ALL sums of money held in escrow by mortgagee or assigns, and including the prepaid hazard insurance coverage now in force, in connection with said loan and property, are herewith transferred to grantees.

This is unimproved ( ) improved (X) property, known as 4654 Artelia Drive, Antioch, Tennessee 37013
(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 17th day of May, 1974

John T. Rossmaier

Linda V. Rossmaier

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kathleen Marchant, a Notary Public in and for said County and State, the within named John T. Rossmaier and wife, Linda V. Rossmaier

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 CLEVELAND, Tennessee, this 17 day of May 1974.

Commission expires 1-28-78

Kathleen Marchant
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
JOHN T. ROSSMAIER, ET. UX.

TO
DANIEL JOSEPH KANE

C 5 5 8 6 4

IDENTIF. REFERENCE

MAY 28 8 21 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY28	CONV	25,532.91			
MAY28 S'TAX			A*	66.30	
MAY28 PR'FEE			A*	.50	
MAY28	W'DEED		A*	4.00	* 70.80