BOOK 4823 PAGE 885

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Melvin & Priscilla Drake (NAME)	Mortgage Associates, Inc. (NAME)	Map 60-2
3074 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parcel 73
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	12D - 32405

FOR AND IN CONSIDERATION of the sum of

THIRTY-THREE THOUSAND ($33,000) Dollars *Dollars,*

Cash in hand paid, receipt of all of which is hereby acknowledged the undersigned, JOHNNIE J. HAASE and wife, GERALDINE MARIE HAASE

have this day bargained and sold, and do hereby transfer and convey unto the said MELVIN DRAKE and wife, PRISCILLA M. DRAKE

their ~~heirs~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 15 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, pages 119 and 120, Register's Office for said County. Said Lot No. 15 fronts 75 feet on the northeasterly side of Richmond Hill Drive and extends back 155 feet on the southeasterly line and 121.7 feet on the northwesterly line to a broken line in the rear measuring 124.1 feet thereon. Being the same property conveyed to Johnnie J. Haase and wife, Geraldine Marie Haase, by deed from Elaine E. Shinkle, a widow, as of record in Book 4637, page 189, said Register's Office.

This conveyance is subject to: (1) 1974 taxes which have been prorated and assumed by Grantees (2) Restrictions filed for record in Book 3136, page 52, as amended in Book 3253, page 591, said Register's Office. (3) Recorded plan shows Owner's Certificate, 30-foot set-back line from Richmond Hill Drive, a 10-foot easement for public utilities and drainage along the rear line of the lot and an anchor easement 2.5x30 feet located on both front corners of the lot. (4) Encroachment of a fence located on the rear of the lot onto the adjoining property, as shown on a survey by John Kohl, dated August 29, 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 6th day of June, 1974

Affiant

My commission expires: 2-13-77 (Affix Seal)

Notary Public

33 SSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

This is improved ( ) unimproved (XX) property, known as 3074 Richmond Hill Drive, Nashville, TN 37207 (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

Melvin Drake and wife, Priscilla M. Drake, their

XXXXXX
XXXX

heirs and assigns forever. grantors *Covenant that* they 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.,* except for exceptions noted in Owner's title insurance policy # 236807 provided to Grantees, as noted above. Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Melvin Drake and wife, Priscilla M. Drake, their *(successors),* heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* May, 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.*

Johnnie J. Haase

Geraldine Marie Haase

BOOK 1823 PAGE 886

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John H Bailey, III, a Notary Public in and for said County and State, Johnnie J. Haase and wife, Geraldine Marie Haase

the within named 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 31st day of May, 1974.

John H Bailey, III
Notary Public

Commission expires 5-7-77

JOHN H. BAILEY, III * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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.....

JUN 11 74 CONV 33,000.00
JUN 11 74 S'TAX A* 85.80
JUN 11 74 PR'FEE A* .50
JUN 11 74 W'DEED A* 4.00 * 90.30

WARRANTY DEED

FROM
Johnnie J. Haase and wife, Geraldine Marie Haase
TO
Melvin Drake and wife, Priscilla M. Drake

C 5 8 2 2

IDENTIF. REFERENCE

JUN 11 11 21 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238