FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Thomas C. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1974.

Notary Public

MY COMMISSION EXPIRES: Dec 9 1975

(AFFIX SEAL)

BOOK 4811 PAGE 418

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney, P. O. Box O, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oliver Paul Higdon, et ux (NAME)	Mortgage Associates, Inc. (NAME)	6-DA-30373
182 East Radnor Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	119-14
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	252

mail to

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 Edward Sullivan et ux Mary E. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oliver Paul Higdon et ux Sara F. Higdon

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 part of Lot "B" on the Plan of William Lee Subdivision of the Roth Property of record in Book 1130, page 67, Register's Office, Davidson County, Tennessee.

Said part of Lot "B" fronts 75 feet on the northerly side of East Radnor Street and runs back, 180.9 feet on the west line and 182.3 feet on the east line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to James Edward Sullivan et ux Mary E. Sullivan by deed of record in Book 4692, page 40, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:
1. Deed of Trust of record in Book 4692, page 42 said Register's Office, securing a note in the original principal amount of $14,700.00 which the Grantee assumes and agrees to pay.

2. Taxes for 1974 which the Grantee assumes and agrees to pay.

This is unimproved ( ) improved ( ) property, known as 182 East Radnor Street Nashville Tn
(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 hands this 15th day of August, 1974

James Edward Sullivan

Mary E. Sullivan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible], the bargainor, with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible] 19[illegible].

Commission expires [illegible]

[illegible]
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

TO

C 6 7 5 3 4

IDENTIF. REFERENCE

AUG 16 3 05 PM '74

FEL[illegible] DAVIS[illegible] TENN.

AUG 16 74	CONV	19,500.00			
AUG 16 74	S'TAX		A*	50.70	
AUG 16 74	R'FEE		A*	.50	
AUG 16 74	W'DEED		A*	4.00	* 55.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.