FORM NO. WD-1

BOOK 4864 PAGE 505

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Billy R. Irons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1974

Carolyn Farmer
Notary Public

MY COMMISSION EXPIRES: Nov. 30, 1974

(AFFIX SEAL)

93 0536 28

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Payne (NAME)	Mortgage Associates, Inc. (NAME)	2D 40872
2631 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	300 Verre Centre (STREET ADDRESS)	Map 149-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	1835 Savoy Drive Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 105

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, BILLY R. IRONS and wife, CAROLYN S. IRONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY PAYNE and wife, CAROLYN PAYNE

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:

LAND in Davidson County, Tennessee, being Lot No. 507 on the plan of Edge-O-Lake Estates, Section Six, of record in Book 3700, pages 15 and 16, Register's Office for said County.

SAID Lot No. 507 fronts 84.30 feet on the southwesterly margin of Edge-O-Lake Drive and extends back 147.72 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 72.71 feet thereon.

BEING the same property conveyed to Billy R. Irons and wife, Carolyn S. Irons by deed from Thomas Lowell Lancaster and wife, Peggy K. Lancaster of record in Book 4787, page 524, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc., of record in Book 4567, page 929, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 2631 Edge-O-Lake Drive, Nashville, Tennessee
(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 29th day of October, 1974

Billy R. Irons

Carolyn S. Irons

62054

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY R. IRONS and wife, CAROLYN S. IRONS

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 Nashville, Tennessee, this 29th day of October, 1974

Commission expires Nov. 30, 1976

Carolyn Sanders
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
BILLY R. IRONS ET UX

TO
LEROY PAYNE ET UX

C 7 6 5 0 2

IDENTIF. REFERENCE

OCT 30 11 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 30 74	CONV	33,056.28			
OCT 30 74	S'TAX		A*	86.06	
OCT 30 74	PR'FEE		A*	.50	
OCT 30 74	W'DEED		A*	4.00	* 90.56