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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 $ 32500.00

+T W Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 74

Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attorney's, P.O. Box 2255, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tuomas W. Fuller, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	MAP 85-7
231 Dawneymeade Dr. (STREET ADDRESS OR ROUTE NUMBER)	1335 Savoy Drive, N.E. (STREET ADDRESS)	PAR 3
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	M-P

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, Oscar Rubio and wife, Mattie Ruth Rubio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Fuller, Jr., and wife, Linda Fuller, and Gladys C. Fuller

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. 225 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 225 fronts 90 feet on the northeasterly side of Downeymeade Drive, and runs back between lines 137.68 feet on the southeasterly line and 148.71 feet on the northwesterly line to a dead line in the rear on which it measures 91.37 feet.

Being the same property conveyed to Oscar Rubio and wife, Mattie Ruth Rubio, by deed from Mary Ann Hammer Hammers, of record in Book 4760, page 277, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4760, page 279, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is { unimproved / improved (X) } property, known as 231 Dawneymeade, 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 13th day of November, 19 74

Oscar Rubio

Mattie Ruth Rubio

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar Rubio and wife, Mattie Ruth Rubio

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 15th day of November 19 74

Commission expires 11-20-1974

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
Thomas W. Fuller et al

TO
Oscar Rubio et ux

C 7 8 1 5 2

IDENTIF. REFERENCE

Nov 14 10 46 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail to
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

NOV 14 72	CONV	32,500.00			
NOV 14 72	S TAX		A*	84.50	
NOV 14 72	PR FEE		A*	.50	
NOV 14 72	W DEED		A*	4.00	* 89.00