Form No. WD-1

BOOK 4873 PAGE 109

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

19,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF December, 19 74

Notary Public

MY COMMISSION EXPIRES: 1-4-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Don Evans (NAME)	Mortgage Associates, Inc. (NAME)	6DA-57985
3710 Grubbs Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E.,#300 (STREET ADDRESS)	133 - 7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	245

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, Franklin S. Sadler et ux Peggy Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Don Evans et ux Barbara Jean Evans

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. 32 on the Plan of Parma Heights as of record in Book 2133, Page 23, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Franklin S. Sadler et ux Peggy Sadler by deed of record in Book 4039, Page 734, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 2104, Page 614 and any existing easements.

unimproved ( )
This is improved (X) property, known as 3710 Grubbs Road, Nashville, Tennessee 37211
(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 4th day of December, 19 74

Franklin S. Sadler: Franklin S. Sadler

Peggy Sadler: Peggy Sadler

BOOK 4873 PAGE 110

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin S. Sadler et ux Peggy Sadler

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 4th day of December 19 74.

Commission expires 1-4-78

Edward Seddon 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM
FRANKLIN S. SADLER ET UX

TO
PEGGY SADLER

HAROLD DON EVANS ET UX

BARBARA JEAN EVANS

CONV

W'DEED

C 8 0 5 1 3

IDENTIF. REFERENCE

DEC 5 10 18 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

19,750.00

A*	51.22		
A*	.50		
A*	4.00	*	55.72

Edward Seddon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217