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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 $20,081.77

Mark Steven Yoder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

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
Mark Steven Yoder (NAME)	Mortgage Associates, Inc. 300 Verre Centre (NAME)	15DA 50530
1509 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive (STREET ADDRESS)	Map 73-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 136

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, JUDY A. BORUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK STEVEN YODER and wife, ALMA KAY YODER

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. 43 on the plan of Mailan Heights of record in Plan Book 1835, page 90, Register's Office for said County.

SAID Lot No. 43 fronts 70.0 feet on the easterly margin of Rosebank Avenue and extends back 213.4 feet on the northerly line and 258.0 feet on the southerly line to a dead line in the rear, measuring 94.2 feet thereon.

BEING the same property conveyed to Michael R. Borum and wife, Judy A. Borum by deed from A. K. Smith, Jr., and wife, Evelyn Smith, of record in Book 4506, page 799, Register's Office for Davidson County, Tennessee. Pursuant to the terms of a divorce decree of the Fifth Circuit Court for Davidson County, Tennessee, docket No. 70843, of record in Book 4775, page 934, Register's Office for Davidson County, Tennessee, the said Michael R. Borum conveyed his interest in said property to Judy A. Borum by deed of record in Book 4870, page 225, 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 4506, page 801, Register's Office for Davidson County, Tennessee, and also the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1509 Rosebank Avenue, 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 my hand this 6th day of December, 1974

Judy A. Borum

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 JUDY A. BORUM

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December 1974.

Commission expires 11-30-76

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

M.S.

WARRANTY DEED

FROM

JUDY A. BORUM

TO

MARK STEVEN YODER ET UX

C 80895

IDENTIF. REFERENCE

DEC 9 3 50 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

DEC-9-74	CONV	20,081.77			
DEC-9-74	S'TAX		A*	52.26	
DEC-9-74	PR'FEE		A*	.50	
DEC-9-74	W'DEED		A*	4.00	* 56.76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Dec 9