Form No. WD-1

BOOK 4876 PAGE 91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$25,000.00

Affiant

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

Notary Public Edward Seddon

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. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Richard Dutton, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	5DU-07013
304 Kern Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E #300 (STREET ADDRESS)	147-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	26

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, Faye Idell Denney Meadows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Richard Dutton, Jr. et ux Beverly A. Dutton

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. 29 on the Plan of Herbert Heights, Section 2, of record in Book 3500, Page 83, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Faye Idell Denney Meadows in Divorce Decree No. 70632 in the Fifth Circuit Court for Davidson County, Tennessee of record in Book 4838, Page 739, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 304 Kern Drive, 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 my hand this 13th day of December, 19 74

Faye Idell Denney Meadows: Faye Idell Denney Meadows

STATE OF TENNESSEE
Davidson County

BOOK 4876 PAGE 92

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Faye Idell Denney Meadows

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 13th 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 FAYE IDELL DENNEY MEADOWS

TO C. RICHARD DUTTON, JR. ET UX BEVERLY A. DUTTON

C 8 1 9 4 0

IDENTIF. REFERENCE

DEC 18 1 34 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE BOX 3

DEC 18 74	CONV	25,000.00			
DEC 18 74	S'TAX		A*	65.00	
DEC 18 74	PR'FEE		A*	.50	
DEC 18 74	W'DEED		A*	4.00	* 69.50