WARRANTY DEED

BOOK 4877 PAGE 296

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANTHONY LOCKLAYER, ET UX (NAME)	Mortgage Associates, Inc. (NAME)	MAP 105-13
1406 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	PAR. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -------TEN AND NO/100---------- ---------- ($10.00) ---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the balance due on a first mortgage,

I, Marcia E. Routh,

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony Locklayer, and wife, Wanda Locklayer, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 299 on the Plan of the Re-Subdivision of part of Belmont Land Company's Subdivision, called "Belmont Heights", as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 299 fronts 50 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel F. Routh and wife, Marcia E. Routh, by deed from Annie Louise Gossage, of record in Book 4484, Page 994, Register's Office for Davidson County, Tennessee, and granted to Marcia E. Routh by Order of the Fourth Circuit Court of Davidson County, Tennessee recorded in Book ____, Page____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,179.36

Subscribed and sworn to before me, this the 23 day of Dec. 1974.

Affiant

My commission expires: 12.12.76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1406 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Anthony Locklayer and wife, Wanda Locklayer, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for a first mortgage in the approximate amount of $14,679.36.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anthony Locklayer and wife, Wanda Locklayer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23 *day of* Dec. 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Marcia E Routh
MARCIA E. ROUTH

BOOK 4877 PAGE 297

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia E. Routh

the within named 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 23rd day of Dec., 19 74

Josephine L. McGaughy
Notary Public

Commission expires 8-23-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC27'74 CONV 17,159.36
DEC27'74 S'TAX A* 44.72
DEC27'74 PR'FEE A* .50
DEC27'74 M'DEED A* 4.00 * 49.22

WARRANTY DEED

FROM

MARCIA E. ROUTH

TO

Anthony Locklayer and wife, Wanda Locklayer

THIS INSTRUMENT PREPARED BY:
R. PRICE NIMMO
Attorney at Law
308 Cavalier Building
95 White Bridge Road
Nashville, Tennessee 37205

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
DEC 27 8 04 AM '74

IDENTIF. REFERENCE

C 8 2 4 8 3