FORM NO. WD-1

BOOK 4881 PAGE 45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1975.

Notary Public

MY COMMISSION EXPIRES: 7-16-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney, 1102 Kermit Dr., #203, Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen Wade Lantz (NAME)	Mortgage Associates, Inc. (NAME)	3D 75890
571 Upshaw Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E. #300 (STREET ADDRESS)	108
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	17

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, GIL R. FLORES & WIFE, PILAR D. FLORES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen Wade Lantz et ux Millie Diane Lantz

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. 59 on the Plan of Larkwood Subdivision, of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 80 feet on the easterly side of Upshaw Drive and runs back 197.67 feet on the northerly line and 190.57 feet on the southerly line to a dead line measuring 65.71 feet thereon.

Being the same property conveyed to Gil R. Flores and wife, Pilar D. Flores by deed from Irving G. Smith and wife, Dorothy M. Smith, of record in Book 4442, page 537, said Register's Office.

SAID conveyance is subject to restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 571 (House Number) Upshaw Drive (Street), Nashville, Tennessee (P. O. Address) 37214 (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 10th day of January, 1975

Gil R. Flores

Gil R. Flores

Pilar D. Flores

Pilar D. Flores

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, LAURA R. BATES, a Notary Public in and for said County and State, the within named GIL R. FLORES & WIFE, PILAR D. FLORES

the bargainors, 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 31st day of Dec, 19 74

Commission expires Aug 2, 1976

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

C 8 4 1 4 3

FILE BOX 3

WARRANTY DEED

FROM

GIL R. FLORES AND WIFE,

TO

PILAR D. FLORES

Owen Wade Lantz et ux

Millie Diane Lantz

IDENTIF. REFERENCE

JAN 13 11 36 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 13 75	CONV	25,150.00			
JAN 13 75	S'TAX		A*	65.26	
JAN 13 75	P&F FEE		A*	.50	
JAN 13 75	W'DEED		A*	4.00	* 69.76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.