C 8 4 2 5 3

BOOK 4881 PAGE 288

Form No. WD-1

IDENTIFICATION REFERENCE

JAN 14 10 01 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$15,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 75

Notary Public

MY COMMISSION EXPIRES: 4-20-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James P. Tuggle (NAME)	Mortgage Associates, Inc. (NAME)	11D 58250
230½ Garner Street (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. N.E. #300 (STREET ADDRESS)	43-5
Madison, Tennessee (CITY) (STATE) 37115 (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	184

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, Bonny Mae Cobble Rountree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Tuggle et ux Hong thi Tuggle

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. 43 - Block "B" - on the Plan of Overlook Estates, as of record in Plat Book 843, Page 105, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Bonny Mae Cobble Rountree by Divorce Decree No. 70170 in the Fourth Circuit Court for Davidson County, Tennessee, as of record in Book 4776, Page 328, Davidson County, Tennessee.

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

JAN 14 75	CONV	15,400.00			
JAN 14 75	S'TAX		A*	40.04	
JAN 14 75	PR'FEE		A*	.50	
JAN 14 75	W'DEED		A*	4.00	* 44.54

This is improved (X) unimproved ( ) property, known as 230½ Garner St. Madison, Tennessee 37115
(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 10th day of January, 19 75

Bonny Mae Cobble Rountree Bonny Mae Cobble Rountree

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 Bonny Mae Cobble Rountree

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 10th day of January 19 75

Commission expires 1-4-78

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

Bonny Mae Cobble Rountree

TO

James P. Tuggle et ux

Hong thi Tuggle

Edward Sedon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207