This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 4881 PAGE 946

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby C. Lynn, et al (NAME)	Mortgage Associates, Inc., (NAME)	6D-23145
4926 Salem Drive (STREET ADDRESS OR ROUTE NUMBER)	#300, 1835 Savoy Drive, N. E., (ST. OR ADDRESS)	Map 132-16
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	Par. 25

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - - ($10.00) - *Dollars,*

cash paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note payable to Mortgage Associates, Inc., secured by a deed of trust as of record in Book 4563, page 166, Register's Office for Davidson County, Tennessee,

WE, JAMES D. JONES and wife, MARY JEAN JONES or

have this day bargained and sold, and do hereby transfer and convey unto the said RUBY C. LYNN and/son, RICHARD B. LYNN, an estate in the entirety with full rights of survivorship and not as tenants in common, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 802 on the Plan of Caldwell Hall, Section 13, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 802 fronts 85 feet on the east side of Timberhill Drive and runs back 164.9 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear on which it measures 85 feet thereon.

Being the same property conveyed to James D. Jones and wife, Mary Jean Jones, by deed from Edward H. Derrick and wife, Shirley A. Derrick, as of record in Book 4601, page 544, Register's Office for Davidson County, Tennessee.

NOTE: This conveyance is subject to restrictive covenants and easements of record in Book 1788, page 108, and Book 3435, page 357, aforesaid Register's Office.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,150.00

Subscribed and sworn to before me, this the 10th day of January, 19 75

Affiant Ruby C Lynn

My commission expires: [illegible] NOV. 8, 1975 (Affix Seal)

Notary Public Eva M. Kent

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 4712 Timberhill Drive, Nashville, Tennessee 37211
(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 Ruby C. Lynn and/or Richard B. Lynn, a son, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 as abovementioned and assumed by the Grantees.

WE *further covenant and bind* oursleves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruby C. Lynn and/or Richard B. Lynn, a son, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* tenth *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Jones

James D. Jones

Mary Jean Jones

Mary Jean Jones

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward H. Derrick and wife, Shirley A. Derrick, the within named bargainor....., with whom I am personally acquainted, and who acknowledged that 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

Ina N. Kent
Notary Public

Commission expires My Commission Expires Nov. 8, 1975

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.....

JAN 16 75 CONV 30,150.00
JAN 16 75 S'TAX A* 78.26
JAN 16 75 PR'FEE A* .50
JAN 16 75 W'DEED A* 4.00 * 82.76

WARRANTY DEED

FROM
EDWARD H. DERRICK, ET UX

TO
BETTY C. LEE, ET AL

C 8 4 5 6 6

IDENTIF. REFERENCE

JAN 16 1 23 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE