FORM NO. WD-1

BOOK 4893 PAGE 825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

C. I. Somerby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 75

James R. Ward
Notary Public

MY COMMISSION EXPIRES: March 27, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles I. Somerby (NAME)	Mortgage Associates, Inc. (NAME)	3D 81135
756 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. - Suite 300 (STREET ADDRESS)	96-16
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	57

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, William K. Georgas, Jr. et ux Joyce M. Georgas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles I. Somerby et ux Sarah S. Somerby

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. 56 on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee. TO WIT:

Said Lot No. 56 fronts 78.0 feet on the westerly side of Fitzpatrick Road and runs back 152.2 feet on the southerly margin and 156.6 feet on the northerly margin to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to the within named Grantors by deed of record in Book 4888, Page 117, RODC.

This conveyance is subject to the restrictive covenants of record in Book 3642, Page 478, RODC.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note payable to Mortgage Associates, Inc. in the original principal balance of $30,000.00. Said Note is secured by a Deed of Trust of record in Book 4888, Page 119, RODC.

Such funds as are held in escrow by the mortgagee for the payment of taxes and insurance shall be transferred to the Grantee herewith.

This is unimproved ( ) improved (X) property, known as 756 Fitzpatrick Road, Nashville, Tennessee 37214
(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 our hands this 20th day of February, 19 75

William K. Georgas, Jr.: William K. Georgas Jr.

Joyce M. Georgas: Joyce M. Georgas

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 William K. Georgas, Jr. et ux Joyce M. Georgas

the bargainor s, 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 20th day of February 19 75

Commission expires 27th March 1977

James R. Kent
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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
William K. Georgas, Jr. et ux

TO
Charles I. Somerby et ux

Register: Please return recorded instrument to:
Charles I. Somerby
756 Fitzpatrick Road
Nashville, Tennessee

C 89628

IDENTIF. REFERENCE

MAR 5 10 38 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

MAR-5	CONV	30,000.00			
MAR-5 S'TAX			A*	78.00	
MAR-5 PR'FEE			A*	.50	
MAR-5	W'DEED		A*	4.00	* 82.50