BOOK 4899 PAGE 944 **WARRANTY DEED**

(CORPORATE FORM)

THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Ezell (NAME)	Mortgage Associates, Inc. (NAME)	4D-31594
176 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. Site 300 (STREET ADDRESS)	Map. 74-12
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par. 5

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROMAR CONSTRUCTION COMPANY, INC., a Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

JAMES F. EZELL and wife, JANICE M. EZELL

~~successors~~ *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot No. 841 on the plan of Hermitage Hills, Section Seven, of record in Book 3300, pages 62 and 63, Register's Office for said County.

SAID Lot No. 841 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 149.3 feet on the northwesterly line and 147.9 feet on the southeasterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Romar Construction Company, Inc., a Tennessee corporation, by deed from John Murphy Hanley, Jr. and wife, Linda D. Hanley of record in Book 4896, page 178, 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 $ 28,000.00

Subscribed and sworn to before me, this the 28th day of March 19 75.

Affiant

My commission expires: 11-30-76 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XXX) property, known as 176 Jacksonian Drive, Hermitage, Tennessee 37076
(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

Grantees, their

~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantees, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* March, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROMAR CONSTRUCTION COMPANY, INC.

BY: Max H. Pollack

Max H. Pollack, President

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4899 PAGE 945

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Max H. Pollack *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Romar Construction Company, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 28th *day of* March, 19 75

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires 11-30-76

WARRANTY DEED

FROM

ROMAR CONSTRUCTION COMPANY, INC.

TO

CHAS P. EZELL, et ux

MAR 28 75	CONV	28,000.00			
MAR 28 75	S'TAX		A*	72.80	
MAR 28 75	PR'FEE		A*	.50	
MAR 28 75	W'DEED		A*	4.00	* 77.30

C 9 2 4 1 9

IDENTIF. REFERENCE

MAR 28 3 52 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING