This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

BOOK 4903 PAGE 503

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jorge Rivera, et ux (NAME)	Mortgage Associates, Inc. (NAME)	Map 90-16
524 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Par 159
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	8DA-33232

FOR AND IN CONSIDERATION of the sum of -----$10----- *Dollars,*

-----Ten and no/100-----

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, Marge L. Sager,

have this day bargained and sold, and do hereby transfer and convey unto the said

Jorge Rivera and wife Joyce Rivera

their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot NO. 669 on the Plan of Charlotte Park, Section 11, of record in Book 2900, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 669 fronts 72.0 feet on the northeasterly side of River Rouge Drive and extends back 200.7 feet on the northwesterly line and 197.5 feet on the southeasterly line, to a line in the rear on which it measures 72.0 feet.

Being the same property conveyed to James Morton Sager and wife Marge L. Sager, by deed from George Gianikas and wife Mary Ellen Gianikas of record in Book 3437, page 309, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Marge L. Sager by quitclaim deed from James Morton Sager, of record in Book 4628, page 139 Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of April 19 75

My commission expires: 5-1-76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { unimproved ( ) / improved (X) } property, known as 524 River Rouge Drive, Nashville, Tennessee
(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

Jorge Rivera and wife Joyce Rivera

their ~~XXXXXX~~ (successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jorge Rivera and wife Joyce Rivera their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* April, 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.*

Marge L. Sager

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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,* Marge L. Sager, *the within named 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* April, *19*75.

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 5-1-76

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 .....

APR 11 75	CONV	33,000.00				
APR 11 75	S'TAX		A*	85.80		
APR 11 75	PR'FEE		A*	.50		
APR 11 75	W'DEED		A*	4.00	*	90.30

WARRANTY DEED

FROM
MARGE L. SAGER
TO
JORGE RIVERA, ET UX

C 93985

IDENTIF. REFERENCE

APR 11 4 03 PM '75

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Box 8

[illegible]
NASHVILLE, TENNESSEE 37201