THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

BOOK 4966 PAGE 651

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Garvin (NAME)	Mortgage Associates, Inc. (NAME)	Map 119-14
182 Radnor Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parcel 252
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	6DA-30373

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ..... *Dollars,*

cash in hand paid by Mary Ann Garvin, herein called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Oliver Paul Higdon and wife, Sara F. Higdon, herein called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Ann Garvin, her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot "B" on the Plan of William Lee Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said part of Lot "B" fronts 75 feet on the northerly side of East Radnor Street and runs back, 180.9 feet on the west line and 182.3 feet on the east line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Oliver Paul Higdon and wife, Sara F. Higdon, by deed from James Edward Sullivan and wife, Mary E. Sullivan, as of record in Book 4844, Page 418, And re-recorded in Book 4850, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and all other limitations pertaining to the premises, and to lien contained in that certain Deed of Trust as of record in Book 4692, Page 42, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantee herein assumes and agrees to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 21st day of April, 19 75

Affiant: Mary Ann Garvin

My commission expires: August 11, 1975 (Affix Seal)

Notary Public: Miss Jean Anne Spurlin

DAVIDSON COUNTY, TENN. STATE TAX

This is [ ] unimproved [X] property, known as 182 Radnor Street, 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 Grantee, her ..... *(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 mentioned herein

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *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.*

Oliver Paul Higdon

Sara F. Higdon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oliver Paul Higdon and wife, Sara F. Higdon

the within named 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 21st day of April, 19 75.

Mrs. Jane Ann Spivey Notary Public

My commission expires August 11, 1975

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

C 9 5 4 2 5

APR 24 8 40 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

TENN. ST. REFERENCE

APR 24 75	CONV	18,500.00			
APR 24 75	S'TAX		A*	48.10	
APR 24 75	PR'FEE		A*	.50	
APR 24 75	W'DEED		A*	4.00	* 52.60

WARRANTY DEED

FROM

OLIVER PAUL HIGDON ET UX

TO

MARY ANN GARVIN

Please mail to:
Tolbert Realty Co., Inc.
Suite 201
Lebanon Rd., & Fairway Dr.
Nashville, Tenn. 37214

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238