BOOK 4910 PAGE 976

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,950.00

Mark Lewis Niggeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lewis Niggeler (NAME)	Mortgage Associates, Inc. (NAME)	5DU-4070
274 April Lane (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map. 162-1
Nashville, Tennessee, 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par. 35

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, HERBERT L. SMITH and wife, PAULINE A. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK LEWIS NIGGELER and wife, ANNA J. NIGGELER

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:

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Bakwood Heights, of record in Plan Book 2854, page 97, Register's Office for said County.

SAID Lot No. 13 fronts 131.5 feet on the northerly margin of April Lane and extends back 273.2 feet on the easterly line and 196.1 feet on the westerly line to a dead line in the rear, measuring 248.7 feet thereon.

BEING the same property conveyed to Herbert L. Smith and wife, Pauline A. Smith by deed from William Donald McGahan and wife, Charlene S. McGahan of record in Book 4433, page 770, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 274 April Lane, Nashville, Tennessee, 37211
(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 hand s this 7th day of May, 1975

Herbert L. Smith

Pauline A. Smith

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BOOK 4910 PAGE 977

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert L. Smith and wife, Pauline A. Smith

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 7th day of May 1975

Commission expires 5-1-76

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

HERBERT L. SMITH, et ux

TO

MARK LEWIS NIGGELER, et ux

C 97529

IDENTIF. REFERENCE

MAY 8 1 44 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
[illegible]

MAY-8 75	CONV	26,950.00			
MAY-8 75	S TAX		A*	69.94	
MAY-8 75	PR FEE		A*	.50	
MAY-8 75	W DEED		A*	4.00	* 74.44