FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,950.00

Bobby R Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 75

John W. DeAdams
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
Bobby R. Sexton (NAME)	Mortgage Associates, Inc. (NAME)	Map 96-10
2927 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Par 187
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	3D 59188

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, ~~XXX~~ I, HELEN RUTH TAYLOR, now ROACH, also known as Hellene Ruth Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY R. SEXTON and wife, DONNA C. SEXTON

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. 360 on the plan of Cloverhill, Section No. V, of record in Plan Book 2133, page 88, Register's Office for said County.

SAID Lot No. 360 fronts 60 feet on the southerly margin of Emery Drive and extends back 149.7 feet on the easterly line and 145.3 feet on the westerly line to a dead line in the rear, measuring 73 feet thereon.

BEING the same property conveyed to Carl Eugene Taylor and wife, Helen Ruth Taylor from Eugene Pargh and wife, Madeline Pargh, by deed of record in Book 2300, page 563, said Register's Office. The interest of the said Carl Eugene Taylor having been divested out of him and vested in the said Helen Ruth Taylor by Divorce Decree No. 48587 entered in Minute Book 53-B page 544, office of the Circuit Court Clerk for said County.

This is unimproved ( ) improved (X) property, known as 2927 Emery Drive, 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 my hand this 14th day of May, 19 75

Helen Ruth Taylor Roach
Helen Ruth Taylor Roach

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 Helen Ruth Taylor Roach

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 14th day of May, 1975

Commission expires 5-1-76

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 (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
HELEN RUTH TAYLOR ROACH

TO
BOBBY R. SEXTON, ET UX

C 98767

IDENTIF. REFERENCE

MAY 16 3 44 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Box 8
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY16 75	CONV	20,950.00		
MAY16 75	S'TAX		A* 54.34	
MAY16 75	PR'FEE		A* .50	
MAY16 75	W'DEED		A* 4.00	* 58.84