BOOK 4926 PAGE 314

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$30,100.00

Ronnie L Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 75

Notary Public

MY COMMISSION EXPIRES: 1-4-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Lee Davis (NAME)	Mortgage Associates, Inc. (NAME)	4D 06125
524 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	76 - 1
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	24

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, Hermitage Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Lee Davis et ux Wanda K. Davis

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:

BEING Lot No. 7 on the Plan of Sunset Park, Section 1 of record in Book 4300, Page 185, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Hermitage Construction Company, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4852, Page 902, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restriction of record in Book 4639, Page 264; Book 4663, Page 21, and any existing easements.

This is unimproved ( ) improved (X) property, known as 524 Tulip Grove Road, Hermitage, Tennessee 37076
(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 23rd day of June, 19 75

HERMITAGE CONSTRUCTION COMPANY, INC.

By: A. H. Johnson, Jr.
President

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 _____

_____

_____

the bargainor_____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr. with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the President respectively of the Hermitage Construction Company, Inc. the within named bargainor, and 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 the said A. H. Johnson, Jr. as such President, and attesting the same by the said _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 23rd day of June, 19 75

My commission expires 1-4-78

Notary Public

EDWARD SEDDON NOTARY PUBLIC AT LARGE

FILE BOX 3

WARRANTY DEED

FROM
HERMITAGE CONSTRUCTION CO. INC

TO
RONNIE LEE DAVIS ET UX

WANDA K. DAVIS

D 0 4 2 8 0

T

IDENTIF. REFERENCE

JUN 25 9 12 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

JUN25 75	CONV	30,100.00			
JUN25 75 S'TAX			A*	78.26	
JUN25 75 PR'FEE			A*	.50	
JUN25 75	W'DEED		A*	4.00	* 82.76