BOOK 4943 PAGE 891

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,200.00

Ivan D. Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1975

Notary Public

MY COMMISSION EXPIRES: 2-26-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilkins & Adams, Attorneys (NAME) 112 Stahlman Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan D. Neal (NAME)	Mortgage Associates, Inc. (NAME)	4D 34898
4240 Nepal Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	075-06
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	83

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, Buster T. Raines and wife, Ella D. Raines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan D. Neal and wife, Alice P. Neal

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. 316, on the plan of Hermitage Estates Subdivision, Section II, as of record in Book 3700, page 23, Register's Office for said County.

SAID Lot No. 316 fronts 80.0 feet on the northwesterly margin of Nepal Drive and runs back between lines measuring 129.15 feet on the northeasterly line and 130.0 feet on the southwesterly line to a dead line at the rear measuring 80.0 feet thereon.

BEING the same property conveyed to Buster T. Raines and wife, Ella D. Raines by deed from Forrest Junior McDole and wife, Myrtie P. McDole of record in Book 4829, page 335, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is { } unimproved { x } improved property, known as 4240 Nepal Drive (House Number) Hermitage, Tennessee 37076 (Street) (P. O. Address) (City or Town)

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 18th day of August, 1975

Buster T. Raines

Ella D. Raines

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buster T. Raines and wife, Ella D. Raines

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 18th day of August, 1975.

Commission expires 2-5-77

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
Buster T. Raines and wife

TO
Ella D. Raines

Ivan D. Neal and wife,
Alice P. Neal

D 12157

IDENTIF. REFERENCE

AUG 20 3 57 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 20 CONV 33,200.00
AUG 20 S'TAX A* 86.32
AUG 20 PR'FEE A* .50
AUG 20 W'DEED A* 4.00 * 90.82

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

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

Box 8
Row 1