This instrument prepared by Lawrence D. Wilson, Attorney, N. Harding Mall, Nashville, Tn.

WARRANTY DEED

BOOK 4951 PAGE 581

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose D. Salinas, etux (NAME)	Mortgage Associates, Inc. (NAME)	Map 104-1
3811 Lookout Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 15
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	11W-85020

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and no/100 ---------- *Dollars,*

Cash in hand paid by the Grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the principal amount of $12,990.09 payable to Mortgage Associates, and secured by a deed of trust upon the property here transferred, I, John S. Drueke, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Jose D. Salinas, etux, Karen Salinas

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Second Revised Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 57 feet on the southerly side of Lookout Drive and extends back between lines 104.12 feet on the westerly side and 105.55 feet on the easterly side to a dead line in the rear on which it measures 57 feet.

Being the same property conveyed to John S. Drueke by deed from Carl D. Nelms, and wife, Betty Ann Nelms, as of record in Book 4556, page 28, Registers Office for Davidson County, Tennessee.

This conveyance is subject to restrictions as of record in Book 2446, page 146, aforesaid Register's Office.

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 15th day of Sept. 19 75

Affiant José D. Salinas

My commission expires: 11-17-76 (Affix Seal)

Notary Public Lawrence D. Wilson

NOTARY PUBLIC DAVIDSON

This is unimproved ( ) improved (X) property, known as 3811 Lookout Drive, Nashville, Tenn. (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 Grantees their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* September, 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.*

John S. Drueke

John S. Drueke

BOOK 4951 PAGE 582

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lawrence D. Wilson, a Notary Public in and for said County and State, John S. Drueke

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 15th day of September, 19 75.

Lawrence D. Wilson
Notary Public

Commission expires 11-17-76

LAWRENCE D. WILSON ★ Notary Public ★ Tennessee ★ DAVIDSON COUNTY

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 _____

SEP 17 75	CONV	18,500.00			
SEP 17 75 S'TAX			A★	48.10	
SEP 17 75 PR'FEE			A★	.50	
SEP 17 75	W'DEED		A★	4.00	★ 52.60

WARRANTY DEED

FROM
JOHN S. DRUEKE

TO
JOSE D. SALINAS, ET UX
KAREN SALINAS

D 15871

IDENTIFICATION REFERENCE

SEP 17 9 44 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238