This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 4956 PAGE 296

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerdon E. Hunter et ux	Mortgage Associates, Inc.	12D-07525
(NAME) 234 Capitol View Avenue	(NAME) P.O. Box 28146	60-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS) Atlanta, Georgia 30328	132
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Jerdon E. Hunter and wife, Hattye F. Hunter and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jerdon E. Hunter and wife, Hattye F. Hunter assume and agree to pay the unpaid balance of an original indebtedness of $15,900.00, secured by Deed of Trust of record in book 4778, page 798, Register's Office for Davidson County, Tennessee,

I, Lewis C. Teasley, Jr., unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jerdon E. Hunter and wife, Hattye F. Hunter

their ~~XXXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 62.5 feet of lot No. 19 on the Plan of Joywood Heights, Section 3, not of record.

Said easterly 62.5 feet of Lot No. 19 fronts 62.5 feet on the southerly margin of Capitol View Avenue and runs back 318.5 feet on the westerly line and 316 feet on the easterly line to a dead line in the rear measuring 62.5 feet thereon.

Being the same property conveyed to Lewis C. Teasley, Jr. and wife, Wendolyn J. Smith Teasley, by deed from Arthur Lee Bamman and wife, Eleanor Bamman, of record in book 4778, page 796, Register's Office for said County, the said Lewis C. Teasley, Jr. and wife, Wendolyn J. Smith Teasley having since divorced and title now vested in Lewis C. Teasley, Jr. by decree of record in Minute Book 134-C, page 962, First Circuit Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,700.00

Subscribed and sworn to before me, this the 25th day of September 1975

My commission expires: 2/3/78 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 234 Capitol View Avenue, Nashville, Tennessee (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 Jerdon E. Hunter and wife, Hattye F. Hunter

their ~~XXXXXX~~ *(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,* except for 1975 taxes, which are prorated and assumed by the purchasers

I *further covenant and bind* my, myself *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jerdon E. Hunter and wife, Hattye F. Hunter

their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lewis C. Teasley Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer, a Notary Public in and for said County and State, Lewis C. Teasley, Jr., unmarried

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, Tennessee. this 25th day of September, 1975.

Mary W. Ankenbauer
Notary Public

Commission expires 2/8/78

MARY W. ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

A 227375

WARRANTY DEED

FROM
Lewis C. Teasley, Jr.
TO
Jerdon E. Hunter et ux

D 17506

IDENTIF. REFERENCE

Sep 26 3 54 PH '75

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP 26 75	CONV	17,700.00			
SEP 26 75 S'TAX			A*	46.02	
SEP 26 75 PR'FEE			A*	.50	
SEP 26 75	W'DEED		A*	4.00	* 50.52