Send tax bill to:
Mortgage Associates, Inc.
1835 Savoy Drive, N.E.
Atlanta, Georgia 30341

BOOK 4965 PAGE 579

This instrument prepared by
YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

84-16
55. PW

WARRANTY DEED

THIS INDENTURE made and entered into on this the 16th day of OCTOBER 19 75, by and between

HAROLD BILLINGS AND WIFE,

BARBARA BILLINGS

hereinafter referred to as the GRANTORS, and

EDWARD E. RHOADES

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TWENTY ONE THOUSAND FIVE HUNDRED THIRTY FOUR DOLLARS AND TWELVE CENTS ($21,534.12), the sum of SEVEN THOUSAND ($7,000.00) DOLLARS being paid cash in hand, the receipt of which is hereby acknowledged, and Grantee assumes and agrees to pay a balance of FOURTEEN THOUSAND, FIVE HUNDRED THIRTY FOUR DOLLARS AND TWELVE CENTS ($14,534.12) owing to Mortgage Assoc. secured by a Deed of Trust of record in Book Page RODC, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

Being land in Davidson County, Tennessee, being Lot No. 24 on the Map of Hargis Heights, as of record in Book 974, page 82, Register's Office for said county.

Said Lot No. 24 fronts 65 ft. on the southerly side of Stinson Rd. as chained around a curve, and runs back between lines, 182 ft. on the west line and 172 ft. on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Harold Billings and wife, Barbara Billings by deed from Lola T. Hall as of record in Book 4508, Page 847, Register's Office for said county.

This conveyance is subject to restrictions as of record in Book 1117, Page 641, and amended in Book 1149, Page 566, aforesaid Register's Office.

It is understood and agreed that the carpets, draperies and three air-conditioning units will remain in the house.

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $21,534.12, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of October 1975

10-1-78 Notary Public

SILENE TAYLOR NOTARY PUBLIC

BUY E. YELTON
ATTORNEY AT LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

D21845

IDENTIF. T REFERENCE

OCT 28 2 41 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, except as above set out.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Harold Billings
Barbara D. Billings

OCT 28 75	CONV	21,534.12			
OCT 28 75	S'TAX		A*	55.90	
STATE OF TENNESSEE	FEE		A*	.50	
OCT 28 75	W'DEED		A*	4.00	* 60.40

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

HAROLD BILLINGS AND WIFE, BARBARA BILLINGS

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tenn. on this the 16th, day of October, 1975.

Nancy C. Yelton
NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-1-78