FORM NO. WD-1

BOOK 4977 PAGE 888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,988.33

x Thomas R. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DEC. 1975

C. A. Nelson
Notary Public

MY COMMISSION EXPIRES: 6/23/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traher & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Young (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
7002 BONNALAKE DR. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	74-B
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30328 (CITY) (STATE) (ZIP)	K25 PM

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, James Lee Sanford and wife, Vicki Diane Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Young and wife, Vickie L. Young

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. 1018 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for said County.

Said Lot No. 1018 fronts 77 feet on the easterly margin of Bonnalake Drive and runs back 163.29 feet on the northerly line and 192.12 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 69.6 feet thereon.

Being the same property conveyed to James Lee Sanford and wife, Vicki Diane Sanford by deed from John R. Todd and wife, Christine Todd as of record in Book 4693, page 567, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4693, page 569, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (XX) property, known as 7002 Bonnalake Drive Hermitage, TN. 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 our hands this 5th day of December, 19 75

x James Lee Sanford x Vicki Sanford

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

STATE OF TENNESSEE
Davidson County

BOOK 4977 PAGE 889

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Lee Sanford and wife, Vicki Diane Sanford

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 5TH day of December 19 75

Commission expires 6/23/79

E. N. Nikkerson
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 James Lee Sanford et ux

TO Thomas R. Young et ux

Mail to: Thomas Young
4223 Glenmere Dr
Nashville, Tenn. 37205

D 27501

IDENTIF. REFERENCE

DEC 9 2 59 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-9 75	CONV	27,988.23			
DEC-9 75	S'TAX		B*	72.80	
DEC-9 75	PR'FEE		B*	.50	
DEC-9 75	W'DEED		B*	4.00	* 77.30