BOOK 4978 PAGE 290

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,700.00 Geraldine S. Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 75.

Barbara Ford
Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine S. Rader (NAME)	Mortgage Associates, Inc. (NAME)	6DA56295
3611 Floral Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	133-6
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Chamblee, Georgia 30341 (CITY) (STATE) (ZIP)	96 Part

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, Thomas B. Elkins and Barbara Jean Ford Elkins Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine S. Rader

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. 8 on the Plan of Shady Park, as of record in Book 2330, Page 88, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas Bee Elkins and wife Barbara Elkins, as of record in Book 2633, Page 423, Register's Office, Davidson County, Tennessee; now divorced and owners as joint tenants.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

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

This is unimproved ( ) improved (X) property, known as 3611 Floral Drive, Nashville, Tennessee 37211
(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 hand s this 5th day of December, 1975

Thomas B. Elkins

Barbara Jean Ford Elkins Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Elkins and Barbara Jean Ford Elkins Baker

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 1-29-79 Earlene Morelock
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

D 27694

WARRANTY DEED

FROM

THOMAS B. ELKINS AND

BARBARA JEAN FORD ELKINS BAKER

TO

GERALDINE S. RADER,

a single person

IDENT'F. REFERENCE

DEC 10 2 04 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

DEC 10 75	CONV	25,700.00			
DEC 10 75	S'TAX		B*	66.82	
DEC 10 75	PR'FEE		B*	.50	
DEC 10 75	W'DEED		B*	4.00	* 71.32