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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,471.82

Betty Millraney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys., 11th Floor, Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie C. Butner (NAME)	Mortgage Associates, Inc. (NAME)	4D05787
4024 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	97-4
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	7

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, David L. Koontz, Jr. and wife, Sandra Koontz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sallie C. Butner and Betty Millraney, as joint tenants, with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Section One, Lake Park, of record in Book 4175, pages 134 and 135, Register's Office for said County.

SAID Lot No. 31 fronts 125.00 feet on the northwesterly margin of Lake Parkway and extends back 169.22 feet on the northeasterly line and 169.36 feet on the southwesterly line to a dead line in the rear, measuring 125.00 feet thereon.

BEING the same property conveyed to David L. Koontz, Jr. and wife, Sandra Koontz by deed from F. Murray Parker and wife, Lavada D. Parker of record in Book 4521, page 636, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc. of record in Book 4521, page 638, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 4024 Lake Parkway (House Number) (Street) Hermitage, Tennessee 37076 (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 12th day of December, 1975

David L. Koontz, Jr.

Sandra Koontz

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Koontz, Jr. and wife, Sandra Koontz

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 12th day of December 1975.

Commission expires 11-30-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 David L. Koontz, Jr. and wife, Sandra Koontz

TO Sallie C. Butner and Bettu Millraney

D 28464

IDENTIF. REFERENCE

DEC 16 3 46 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC 16 75
DEC 16 75 S'TAX CONV 57,471.82 B* 149.50
DEC 16 75 PR'FEE B* .50
DEC 16 75 W'DEED B* 4.00 * 154.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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