FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,900.00

Charles Franklin Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December, 19 75

Notary Public

MY COMMISSION EXPIRES: 9-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS (NAME) Fidelity Federal Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Franklin Dawson (NAME)	Mortgage Associates, Inc. (NAME)	6DU-74115
556 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E, #300 (STREET ADDRESS)	161-11
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	19

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, BILLY JOE JEANS and wife, ROSALIND S. JEANS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES FRANKLIN DAWSON and wife, BEATRICE DAWSON

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. 328 on the plan of Huntington Park, Section 3, of record in Plan Book 4460, Page 68, Register's Office for said County.

SAID Lot No. 328 fronts 70.0 feet on the northerly margin of Huntington Parkway and extends back 187.5 feet on the easterly line and 250.0 feet on the westerly line to a dead line in the rear, measuring 93.85 feet thereon.

BEING the same property conveyed to Billy Joe Jeans and wife, Rosalind S. Jeans by deed from Bob Potter Company, of record in Book 4701, Page 59, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 556 Huntington Parkway, 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 31st day of December, 19 75

Billy Joe Jeans
Billy Joe Jeans

Rosalind S. Jeans
Rosalind S. Jeans

DS/.

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 Billy Joe Jeans and wife, Rosalind S. Jeans

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 31st day of December, 19 75

Commission expires 9-8-79

Patricia S. Jones
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
BILLY JOE JEANS ET UX

TO
CHARLES FRANKLIN DAWSON ET UX

D 30712

IDENTIF. REFERENCE

JAN 5 10 43 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1 - Box 8

JAN-5 76	CONV	33,900.00			
JAN-5 76	S'TAX		B*	88.14	
JAN-5 76	FR'FEE		B*	.50	
JAN-5 76	W'DEED		B*	4.00	* 92.64