This Form furnished by Attorneys Title Company, Inc.

BOOK 4985 PAGE 461

Form No. WD-2

FROM

Owen Wade Lantz Et Ux

TO

Alan Elder et ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan Elder (NAME) | Mortgages Associates, Inc. (NAME) | 108-1 |
| 571 Upshaw Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 300 1835 Savoy Drive N. E. (STREET ADDRESS) | 17 |
| Nashvile, Tennessee (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 6 8 47 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,361.44 Alan Elder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

D 30855

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by ALAN ELDER and wife, JOAN LESLIE ELDER, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Alan Elder and wife, Joan Leslie Elder to assume and agree to pay the unpaid balance of a loan in the original amount of $24,350.00, secured by a deed of trust of record in Book 4881 Page 47, Register's Office for Davidson County, Tennessee, to secure Mortgage Associates, Inc., payable in conformity with the terms and conditions stated therein.

OWEN WADE LANTZ and wife MILLIE DIANE LANTZ have bargained and sold, and by these presents do transfer and convey unto the said ALAN ELDER and wife, JOAN LESLIE ELDER 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. 59 on the Plan of Larkwood Subdivision, of record in Book 2900, Page 144, Register's Office for said County.

SAID Lot No. 59 fronts 80 feet on the easterly side of Upshaw Drive and runs back 197.67 feet on the northerly line and 190.57 feet on the southerly line to a line at the rear on which it measures 65.71 feet.

BEING the same property conveyed to Owen Wade Lantz and wife, Millie Diane Lantz by deed from Gil R. Flores and wife, Pilar D. Flores of record in Book 4881, Page 45, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 105 feet minimum setback line from Upshaw Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; restrictions of record in Book 3186, Page 181 and amended in Book 3807, Page 577 and Book 4916, Page 699, Register's Office for said County.

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This is { unimproved ( ) / improved (X) } property, known as 571 Upshaw Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALAN ELDER and wife, JOAN LESLIE ELDER their heirs and assigns, forever.

And we do covenant with the said ALAN ELDER and wife, JOAN LESLIE ELDER 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., except as of record.

And we, Owen Wade Lantz and wife, Millie Diane Lantz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ALAN ELDER and wife, JOAN LESLIE ELDER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of January, 19 76

Owen Wade Lantz
OWEN WADE LANTZ
Millie Diane Lantz
MILLIE DIANE LANTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen Wade Lantz and wife, Millie Diane Lantz the bargainors, 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 January, 19 76

P. HOLLAND NOTARY PUBLIC DAVIDSON TENN.

Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

DAVIDSON COUNTY
JAN 6 '76
28961.44
STATE OF TENN.
JAN 6 '76
B* 73.84
B* .50
W'DEED
B* 4.00 * 78.34