FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December 1975.

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
James L. Berry (NAME)	Mortgage Associates, Inc. (NAME)	23W 11525
1416 Franklin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	Map 83-5
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Chamblee, Georgia 30341 (CITY) (STATE) (ZIP)	Parcel 364

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~~ I, Mary F. Townsend, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Berry et ux Jeanetta J. Berry

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 the easterly 50 feet on the westerly 150 feet of the northerly one-half of Block No. 2, Corrected Plan of T. P. Weakley's Subdivision, of record in Book 421, page 50, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Howard A. Townsend et ux Mary F. Townsend by deed from W. H. Bundy of record in Book 3674, page 459, said Register's Office. The said Howard A. Townsend is now deceased.

THIS conveyance is made subject to any easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1416 Franklin Avenue, Nashville, Tnenessee 37206
(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 my hand this 24th day of December, 19 75

Mary F. Townsend

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Townsend

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of December 19 75

Commission expires 1/29/79

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

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WARRANTY DEED

FROM
MARY F. TOWNSEND, a Widow

TO
JAMES L. BERRY ET UX

FILE BOX # 12

IDENTIF. REFERENCE

JAN 9 9 20 AM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-9[illegible]	CONV	19,500.00			
JAN-9[illegible]	S'TAX		B*	50.70	
JAN-9[illegible]	PR'FEE		B*	.50	
JAN-9[illegible]	W'DEED		B*	4.00	* 55.20