BOOK 4997 PAGE 749 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,915.44

Julia Ellen Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: 7/24/77

(AFFIX SEAL)

MAIL TO

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Ellen Eaton (NAME)	Mortgage Associates, Inc. (NAME)	96-6
2808 McCampbell Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	3D-57724
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	

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, Gary B. Grammont and Christine R. Grammont

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia Ellen Eaton

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 the 3rd Civil District of Davidson County, Tennessee, being a portion of a Reserved Parcel shown on the plan of Donelson Heights, of record in book 1424, page 35, Register's Office for said County, and described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated May 5, 1975, Job No. W2-1026-F, as follows:

Beginning at a point in the southeasterly margin of McCampbell Avenue, said point being located northeastwardly 207.8 feet from a concrete monument at the northerly terminous of the curve connecting the southeasterly margin of McCampbell Avenue and the northeasterly margin of Surrey Road; thence south 31 deg. 48' east 91.3 feet and south 2 deg. 58" east 77.7 feet to the center line of a T.V.A. easement; thence with the center line of said T.V.A. easement north 83 deg. 49' east 83 feet to the easterly line of said Reserved Parcel northwardly 239 feet, more or less, to the southeasterly margin of McCampbell Avenue; thence with the southeasterly margin of McCampbell Avenue south 58 deg. 12' west 175 feet to the point of beginning.

Being the same property conveyed to Gary B. Grammont and wife, Christine R. Grammont, be deed from Jimmy D. Feinstein and wife, Janice D. Feinstein, of record in book 4972, page 498, Register's Office for said County.

The grantees herein agree to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in book 4922, page 154, 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 said grantees.

This is unimproved ( ) improved (X) property, known as 2808 McCampbell Avenue, (House Number) (Street) Nashville, Tennessee 37214 (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 hands this 17th day of February, 19 76

Gary B Grammont

Christine R Grammont

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 Gary B. Grammont and Christine R. Grammont

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 17th day of February 1976

Commission expires 7/24/77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Gary B. Grammont, et ux

TO Julia Ellen Eaton

D 36524

IDENTIF. REFERENCE

FEB 18 1 37 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 18 76	CONV	24,915.44			
FEB 18 76 S'TAX			B*	64.74	
FEB 18 76 PB'FEE			B*	.50	
FEB 18 76	W'DEED		B*	4.00	* 69.24