BOOK 5000 PAGE 42

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Latham and wife, Judy H. Latham	Mortgage Associates, Inc.	83-6
(NAME)	(NAME)	
225 Chapel Avenue	1835 Savoy Dr., N.E., #300	#95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Atlanta, Georgia	27W-4025
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Mortgage Associates, Inc. and secured by a deed of trust of record in Book 4889, page 533, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

RONEY F. HARTLEY and wife, BETTY S. HARTLEY

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES W. LATHAM and wife, JUDY H. LATHAM
their
(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Roy F. Williams Subdivision, of the Hunter Tract, of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Chapel Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Roney F. Hartley and wife, Betty S. Hartley, by deed from Elmer R. Story and wife, Bessie M. Story, of record in Book 4889, page 531, Register's Office for Davidson County, Tennessee.

2-26-76 C.O. 22,948.00
S.T. 59.54
P.F. .50
W.D. 4.00 64.04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,948.00

Subscribed and sworn to before me, this the 24th day of February, 1976

My commission Expires: 4/27/77 (Affix Seal)

Affiant

Notary Public

This is improved (unimproved / X) property, known as 225 Chapel Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES W. LATHAM and wife, JUDY H. LATHAM
their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1976 taxes and plan of record in Book 547, page 3, said register's office, and joint driveway agreement with adjacent lot.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES W. LATHAM and wife, JUDY H. LATHAM
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* February, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roney F. Hartley

Betty S. Hartley

Roney F. Hartley Betty S. Hartley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Roney F. Hartley and wife, Betty S. Hartley

the within named 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 24th day of February, 1976.

Gail Pigg Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE GAIL PIGG

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 ...

WARRANTY DEED

FROM

Roney F. Hartley et ux

TO

James W. Latham et ux

D 37570

IDENTIFICATION REFERENCE

FEB 26 11 24 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238