This instrument prepared from information furnished by the seller.

This Form furnished by Attorneys Title Company, Inc. BOOK 5002 PAGE 935 Form No. WD-2

FROM John D. Kilpatrick Et Ux

TO John D. Kilpatrick

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
John D. Kilpatrick (NAME)	Mortgage Associates, Inc. (NAME)	103-7
5414 Oakmont Circle (STREET ADDRESS OR ROUTE NUMBER)	Suite 300 1835 Savoy Drive, N. E. (STREET ADDRESS)	46
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FILED MAR 5 9 27 AM '76 REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00 John D. Kilpatrick Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 76.

Maxine Powell Notary Public

MY COMMISSION EXPIRES: August 26, 1976

(AFFIX SEAL)

D 38944

For and in Consideration of the sum of --------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS cash in hand paid by JOHN D. KILPATRICK and other good and valuable considerations, receipt of which is hereby acknowledged and the agreement by the said John D. Kilpatrick to assume and agree to pay the unpaid balance of a loan to Mortgage Associates, Inc., in the original amount of $8,950.00, secured by deed of trust of record in Book 2418, Page 369, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

JOHN D. KILPATRICK and GLYNA NELL KILPATRICK have bargained and sold, and by these presents do transfer and convey unto the said JOHN D. KILPATRICK, unmarried his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 35 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, Page 40, said Register's Office.

SAID Lot No. 35 fronts 50 feet on the northerly side of Oakmont Circle and runs back 183.4 feet on the westerly line and 208.8 feet on the easterly line to the center of Richland Creek, measuring 89 feet thereon.

BEING the same property conveyed to John D. Kilpatrick and wife, Glyna Nell Kilpatrick of record in Book 2957, Page 219, Register's Office for Davidson County, Tennessee. The said John D. Kilpatrick and wife, Glyna Nell Kilpatrick having since divorced and title to the herein described property vested out of John D. Kilpatrick and vested in Glyna Nell Kilpatrick by decree of record in Book 4994, Page 5, Register's Office for Davidson County, Tennessee. The said Glyna Nell Kilpatrick and Glyna Easterly Kilpatrick being one and the same person.

This conveyance is made subject to a 10-foot easement for public utilities across rear part of premises, anchor easement at the northwest corner of premises, 30-foot building setback line from Oakmont Circle, as shown on Plan of record in Book 2083, Page 40, said Register's Office, and to restrictions of record in Book 2152, Page 121 and Book 2195, Page 256, said Register's Office.

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This is {unimproved / improved} {x} property, known as 5414 Oakmont Circle (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 JOHN D. KILPATRICK, his heirs and assigns, forever.

And we do covenant with the said JOHN D. KILPATRICK 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, John D. Kilpatrick and Glyna Nell Kilpatrick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN D. KILPATRICK his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26th day of February, 19 76

John D. Kilpatrick
JOHN D. KILPATRICK
Glyna Nell Kilpatrick
GLYNA NELL KILPATRICK

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 John D. Kilpatrick and Glyna Nell Kilpatrick 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 26th day of February, 19 76

Maxine Boswell Notary Public.

NOTARY PUBLIC DAVIDSON

Commission expires August 21, 1976

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 .

MAR-5- CONV 15,000.00
MAR-5- S'TAX B* 39.00
MAR-5- PR'FEE B* 50
MAR-5- W/DEED B* 4.00 * 43.50