BOOK 5007 PAGE 853

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,300.00

Jerry Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February 1976.

Richard H. Stein
Notary Public

MY COMMISSION EXPIRES: 8-18-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Action Realty 1606 Murfreesboro Road, Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Butler (NAME)	Mortgage Associates, Inc (NAME)	MAP 119-6
184 IRVIN DR. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	PAR. 182
LAVERGNE TENN 37086 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP)	M.P

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, Wallace R. McMahon III and wife, Susan L. McMahon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Butler

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 Lot No. 37 on the Plan of Sterling Heights, Section 2, of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

BEING the same property conveyed to Wallace R. McMahon III and wife, Susan L. McMahon, by deed from Standley D. Reece and wife, Sherry T. Reece, of record in Book 4836, page 775, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow by Mortgage Assoc, and do hereby authorize Mortgage Assoc. to transfer the existing insurance on the premises to grantees.

This is unimproved ( ) improved (X) property, known as 58 Elberta Street, Nashville, Tennessee 37211
(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 our hand s this 24 day of February, 1976

Wallace R. McMahon

Susan L McMahon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace R. McMahon III and wife Susan L. McMahon

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, Tenn, Tennessee, this 24 day of February 1976

Commission expires 8-18-79

Richard Huddleston
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

WARRANTY DEED

FROM
Wallace R. McMahon III, ET UX

TO
Jerry D. Butler

mail TO
Action Realty
1606 Murfreesboro Rd
Nashville, Tn
37217

CO 15,300.00	MO
WD 4.00	MS
TD	ST 39.78
CC	ST
MR	PF 50
UCC	TOTAL 44.28

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE
FILED
MAR 12 2 24 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

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