WARRANTY DEED

BOOK 5013 PAGE 626

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD R VARDEN etux (NAME)	Mortgage Associates, Inc. (NAME)	MAP 41-7
1824 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 300 1835 Savoy Dr. N.E. (STREET ADDRESS)	PAR. 95
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	ATLANTA, Georgia 30341 (CITY) (ZONE) (STATE)	M-P

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4806, page 370, Register's Office for Davidson County, Tennessee.

We, Dennis C. Hixon and wife, Regena Hixon,

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

Harold R. Varden and wife, Shirley K. Varden,

their ~~successors~~ heirs and assigns,

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

Being Lot No. 27 on the Plan of Bell Valley as of record in Book 3500, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Being the same property conveyed to Dennis C. Hixon and wife, Regena Hixon, by deed from William Dickens and wife, Fay Dickens, of record in Book 4806, page 368, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,328.06

Subscribed and sworn to before me, this the 29th day of March 1976

Affiant Harold R Varden

My commission expires: 10/4/78 (Affix Seal)

Notary Public Barbara Ferguson

This is unimproved / improved property, known as 3805 Marydale Drive, NASHVILLE, Tenn. 37207
(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

Harold R. Varden and wife, Shirley K. Varden, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Harold R. Varden and wife, Shirley K. Varden, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 29th day of March, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dennis C. Hixon

Regena A. Hixon

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Dennis C. Hixon and wife, Regena Hixon,

*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* 29th *day of* March, *19* 76.

Barbara Ferguson *Notary Public*

Commission expires 10/4/78

NOTARY PUBLIC AT LARGE TENNESSEE

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 .....

APR-8 76	CONV	30,328.06			
APR-8 76 S'TAX			B*	78.78	
APR-8 76 PR'FEE			B*	.50	
APR-8 76	W'DEED		B*	4.00	* 83.28

WARRANTY DEED

FROM
DENNIS C. HIXON, ET UX

TO
HAROLD R. VARDEN, ET UX

D 43830

IDENTIF. REFERENCE

APR 8 1 52 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON