FILE BOX 3

Form No. WD-1

BOOK 5014 PAGE 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,200.00

James L. Elliott, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL 1976

Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Elliott, Sr. (NAME)	Mortgage Associates, Inc. (NAME)	15D 5[illegible]
2107 Geneiva Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	72-8
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	85

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, Milton C. Blackford and Kelton D. Herston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Elliott, Sr. et ux Thelma E. Elliott

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. 19 on the Plan of Geneiva Heights, as of record in Book 2083, Page 65, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Milton C. Blackford and Kelton D. Herston by deed from Larry Gene Upchurch et ux Karen R. Upchurch of record in Book 4865, Page 118, said Register's Office.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4705, Page 560, Register's Office of Davidson County, Tennessee, securing a promissory note dated April 20, 1973, payable to the order of Mortgage Associates, Inc., with a present unpaid principal balance of approximately $13,434.72, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

unimproved ( )
This is improved (XX) property, known as 2107 Geneiva Drive (House Number) (Street) Nashville, TN 37216 (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 6TH day of APRIL, 19 76

Milton C. Blackford

Kelton D. Herston

BOOK 5014 PAGE 15

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton C. Blackford and Kelton D. Herston

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 6TH day of APRIL 19 76

Commission expires 7-10-78

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

D 44041

IDENTIFICATION REFERENCE

APR 9 12 27 PM '76

REGISTER
DAVIDSON CO., TENN.

WARRANTY DEED

FROM
Milton C. Blackford

TO
James L. Elliott, Sr.

APR-9%	CONV	17,200.00			
APR-9%	S'TAX		B*	44.72	
APR-9%	PR'FEE		B*	.50	
APR-9%	W'DEED		B*	4.00	* 49.22

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FILE BOX 3