BOOK 5018 PAGE 541

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Magness (NAME:)	Mortgage Assoc Inc (NAME:)	Map 110
Earhart Rd (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy N.E. (STREET ADDRESS)	Par. 113
RT 2 Mt. Juliet, Tenn (CITY) (P. O. ZONE) (STATE)	Atlanta GA 30341 (CITY) (ZONE) (STATE)	

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 4503, page 335 and re-recorded in Book 4508, page 786, Register's Office for Davidson County, Tennessee.

APR26⁷⁶	CONV	23,636.00			
APR26⁷⁶	S'TAX		B*	61.36	
APR26⁷⁶	PR'FEE		B*	.50	
APR26⁷⁶	W'DEED		B*	6.00	* 67.86

This Instrument Was Prepared By

Henry Pedigo, Jr.

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

We, Jasper L. Parker and wife, Berenice T. Parker ---------- *have bargained and sold, and by these presents do transfer and convey unto the said* Kenneth E. Magness, a single person ---------- his ---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Tract 1- Beginning at a point in the east margin of Earhart Road, at the southwest corner of a tract conveyed to Alvin Love and wife, by deed from Joseph Elliott Martin and wife, in Book 3619, page 139; thence with the margin of said Earhart Road, southerly 99 feet to a corner fence post, being 1.8 feet north of an iron pin at the corner of the George Mabry tract; thence along said fence line easterly 178 feet more or less to a point; thence north 4° 99' west 77.7 feet more or less to an iron pin; thence south 86° 00' west 180 feet to the point of beginning.

Tract 2- Beginning at the northeasterly corner of property conveyed to Robert Sanders et ux, as of record in Book 4206, page 867, said Register's Office; thence north 87° 52' east a distance of 122.41 feet to an iron pin in the westerly line of property owned by R. M. Tallman, Jr.; thence 52° 40' east with Tallman's west line a distance of 63.92 feet to an iron pin in the northerly line of property owned by George Mabry as of record in Book 3834, page 83, said Register's Office; thence south 81° 28' west a distance of 123.78 feet with Mabry's north line to the southeast corner of Sander's line as of record in Book 4206, page 867, said Register's Office; thence beginning and containing 0.20 acres, more or less.

Continued.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,636.00

Subscribed and sworn to before me, this the 20 day of March 19 76

Affiant

My commission expires: 11-21-78

(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Being the same property conveyed to Jasper L. Parker and wife, Berenice T. Parker by deed from Larry R. Hibbett and wife, Brenda G. Hibbett of record in Book 4521, page 143, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth E. Magness, his *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth E. Magness *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 noted above.

And we, Jasper L. Parker and wife, Berenice T. Parker *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth E. Magness his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* March, *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.*

Jasper L. Parker Sr.
Berenice T. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. E. Hooper, a Notary Public in and for said County and State, the within named

Jasper L. Parker and wife, Berenice T. Parker

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 March, 1976.

R. E. Hooper
Notary Public.

Commission Expires 11-21-78

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

.....

the bargainor ..... with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

D 462 01 RECORDED & INDEXED APR 26 '76 DAVIDSON COUNTY TENN.

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 .....