BOOK 5022 PAGE 594

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 10/29/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNY E. GANN, et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	93-4
701 Shelby Street (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	Par 23
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	

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, HOUSTON JAMES KEITH and wife, MARTHA KEITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY E. GANN and wife, RUBY E. GANN

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. 100 in Williams' First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 45, Register's Office for said County.

SAID Lot No. 100 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of 7th, formerly Foster Street, 175 feet to an alley.

BEING the same property conveyed to Houston James Keith and wife, Martha Keith by deed from Leo Beasley and wife, Georgia R. Beasley of record in Book 4934, page 569, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 701 Shelby Avenue, Nashville, Tennessee 37206
(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 28th day of April, 19 76

Houston James Keith
HOUSTON JAMES KEITH

Martha Keith
MARTHA KEITH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOUSTON JAMES KEITH and wife, MARTHA KEITH

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 28th day of April 1976.

Commission expires 10/28/78

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) (his oath) acknowledged (themselves) (himself) 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

HOUSTON JAMES KEITH, et ux

MARTHA KEITH

TO

JOHNNY E. GANN, et ux

RUBY E. GANN

PLEASE MAIL RECORDED DEED TO:

Alan D. Satuin, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 47979

IDENTIF. REFERENCE

MAY 6 2 21 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

16,900.00

B* 43.9
B* .5
B* 4.0 *

5.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.