OFFICE 256-0329

HOME 833-5102

REAL ESTATE ASSOCIATES

IVAN LUTTRELL

2720 NOLENSVILLE RD. NASHVILLE, TN 37211

BOOK 5047 PAGE 20

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: June 22, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Woelk et ux (NAME)	Mortgage Associates, Inc. (NAME)	13D 30560
5217 Eaton Creek Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E., Suite 300 (STREET ADDRESS)	38
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	40

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, Dorris A. Hay et ux Jane E. Hay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Woelk et ux Alta Woelk

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 a house and tract of land located in the 14th Civil District of Davidson County, Tennessee, more described, to-wit:

BEGINNING at a point in the center of Eaton's Creek Road; thence S 78 Deg. 34' W 210 feet to a 30 foot white oak in fence line; thence N 81 deg. 20' W 249.0 feet to a point; thence N 31 deg. 50' W 718.0 feet to a point; thence N 29 deg. 30' E 228 feet to a point; thence S 88 deg. 50' E 227.5 feet to a point; thence S 77 deg. 30' E 85.9 feet to a point; thence S 59 deg. 50' E 126.5 feet to a point; thence S 34 deg. 01' E 124 feet to a point; thence S 14 deg. 10' E 453.3 feet to a point; thence S 30 deg. E 205.7 feet to the point of beginning.

BEING the same property conveyed to Dorris A. Hay et ux Jane E. Hay by deed from Mike Mangrum et ux Barbara Mangrum as of record in Book 4946, page 312, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office for said County.

Grantees herein agree to assume and pay the first mortgage payable to Mortgage Associates, Inc., as of record in Book 4833, page 462, said Register's Office.

Escrow account and Insurance to be transferred to grantees.

This is unimproved ( ) improved (X) property, known as 5217 Eaton Creek Road, Nashville, Tennessee 37218
(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 16th day of July, 19 76

X Dorris A. Hay

X Jane E. Hay

STATE OF TENNESSEE
Davidson County

BOOK 5047 PAGE 21

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorris A. Hay et ux Jane E. Hay

the bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of July 19 76

Commission expires May 2nd 1977

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

WARRANTY DEED

FROM
Dorris A. Hay et ux
Jane E. Hay

TO
George Woelk et ux
Alta Woelk

D 58932

IDENTIF. REFERENCE

JUL 19 11 07 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 19 76	CONV	31,000.00			
JUL 19 76	S'TAX		B*	80.60	
JUL 19 76	PR'FEE		B*	.50	
JUL 19 76	W'DEED		B*	4.00	* 85.10

Edward Seddon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217