FORM NO. WD-1

BOOK 5043 PAGE 590

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,439.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 5-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Thomas Lucas (NAME)	Mortgage Associates, Inc. (NAME)	
2232 Modena Ct. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. N.E. #300 (STREET ADDRESS)	87-11
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	16

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, JAMES L. HERNDON, JR., et ux MARY J. HERNDON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Thomas Lucas, Single

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:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County.

SAID Lot No. 83 fronts 40 feet on the northwesterly margin of Modena Court and extends back 202 feet on the northeasterly line and 390 feet on the southwesterly line to a dead line in the rear, measuring 350 feet thereon.

BEING the same property conveyed to James L. Herndon, Jr., and wife, Mary J. Herndon by deed from Jerry F. Mabry and wife, Bonnie L. Mabry of record in Book 4912, page 428, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2232 Modena Court, Nashville, Tennessee 37214
(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 8th day of July, 19 76

James L. Herndon Jr.
JAMES L. HERNDON, JR.

Mary J. Herndon
MARY J. HERNDON

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 James L. Herndon, Jr. and Mary J. Herndon

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 8th day of July 1976

Commission expires 5-14-80

Paul E. Fary
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

D 6 0 1 6 3

IDENTIF. REFERENCE

JUL 28 3 51 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

mail To:
Alan L. Saturn
24th Floor
First American Center
Nashville, Tenn.
37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 26 CONV 22,439.20
JUL 26 S'TAX B* 58.24
JUL 26 PB'FEE B* .50
JUL 26 W'DEED B* 4.00 * 62.74