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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

+ Thelma Jean T. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 76

Paul V. Knopf
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
KENNETH EDWARD NUGENT (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
225 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. #300 (STREET ADDRESS)	162-6
Nashville, Tennessee 37211 (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, THELMA JEAN T. WARREN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH EDWARD NUGENT, an unmarried person,

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. 54 on the Plan of Fair Oaks Subdivision, Section 1, as of record in Book 4175, page 43, Register's Office for said County.

SAID Lot No. 3 fronts 80.0 feet on the south side of Tusculum Road and extends back 91.46 feet on the westerly line and 130 feet on the easterly line to a broken line measuring 142.40 feet thereon.

BEING the same property conveyed to Thelma Jean T. Warren by deed from O. W. Cooper and wife, Helen B. Cooper of record in Book 4621, page 687, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 225 Old Tusculum Road, Nashville, Tennessee 37211
(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 my hand this 30th day of July, 19 76

Thelma Jean T. Warren

THELMA JEAN T. WARREN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THELMA JEAN T. WARREN

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 76

Commission expires 5-17-80

Paul V. Hoop
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
THELMA JEAN T. WARREN

TO
KENNETH EDWARD NUGENT,

an unmarried person

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 61764

IDENTIF. REFERENCE

AUG 4 1 55 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG-4%	CONV	25,500.00		
AUG-4%	S'TAX		B* 66.30	
AUG-4%	PR'FEE		B* .50	
AUG-4%	W'DEED		B* 4.00	* 70.80