BOOK 5058 PAGE 472

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 26,750.00 John C Latta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John A. Latta (NAME) | Mortgage Associates, Inc. (NAME) | 96-5 |
| 2621 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N.E. (STREET ADDRESS) | 138 |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga 30341 (CITY) (STATE) (ZIP) | 3D06285 |

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 E. Derryberry et ux Sadie M. Derryberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Latta et ux Jimmie A. Latta

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. 168 on the plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

SAID Lot No. 168 fronts 92.0 feet on the southerly margin of Woodberry Drive and extends back 116.0 feet on the westerly line and 123.0 feet on the easterly line to a broken line in the rear, measuring 141.1 feet thereon.

BEING the same property conveyed to James E. Derryberry and wife, Sadie M. Derryberry by deed from Jonn L. Woodall and wife, Brenda A. Woodall of record in Book 4755, page 95, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2621 Woodberry Drive (House Number) (Street) Nashville, Tennessee 37214 (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 hands this 17TH day of AUGUST, 1976

James E. Derryberry

Sadie M. Derryberry

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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 James E. Derryberry et ux Sadie M. Derryberry

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 17TH day of AUGUST 19 76

Commission expires 11-30-76

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
James E. Derryberry

TO
John A. Latta

D 63702

IDENTIF. REFERENCE

AUG 18 9 15 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS, ADAMS & WILKINS ATTORNEYS
FIDELITY BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

| | | | | | |
|---|---|---|---|---|---|
| AUG 18 76 | CONV | 36,750.00 | | | |
| AUG 18 76 | S'TAX | | B* | 69.42 | |
| AUG 18 76 | PR'FEE | | B* | .50 | |
| AUG 18 76 | W'DEED | | B* | 4.00 | * 73.92 |