5059 PAGE 844

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES: NOV 2 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monvel T. Maskew (NAME)	Realty Mortgage, Inc. (NAME)	25W 05305
4411 Nebraska Avenue (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. (STREET ADDRESS)	Map 103-4
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 217

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, I, DENNY L. CHOATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monvel T. Maskew et ux Linda C. Maskew

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. 6 of Block 16 on the Plan of a Park of Sylvan Park, as of record in Book 332, Page 104, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Denny L. Choate by deed from Donald J. Stover, Trustee as of record in Book 5028, Page 411, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a first mortgage payable to Realty Mortgage, Inc., of record in Book 5028, Page 413, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4411 Nebraska Avenue, Nashville, Tennessee 37209
(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 13th day of August, 1976

Denny L. Choate

Denny L. Choate

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denny L. Choate

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 1976

Commission expires 1-29-79

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

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WARRANTY DEED

FROM DENNY L. CHOATE

TO MONVEL T. MASKEW ET UX

LINDA C. MASKEW

IDENTIF. REFERENCE

AUG 23 10 32 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Lile Book 42

AUG23'76	CONV	29,650.00			
AUG23'76	S'TAX		B*	76.96	
AUG23'76	PR'FEE		B*	.50	
AUG23'76	W'DEED		B*	4.00	* 81.46