D 7 0 0 4 2

WARRANTY DEED

BOOK 5074 PAGE 761

IDENTIF. REFERENCE

OCT 4 2 52 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,258.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF October, 19 76.

Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry A. Barton (NAME)	Mortage Associates, Inc. (NAME)	
532 Tulip Grove Rd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive. N.E. #300 (STREET ADDRESS)	76-1
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	26 PW

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, John Blair & Associates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry A. Barton and wife, Janet U. Barton

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. 9 on the Plan of Sunset Park, as of record in Book 4300, page 185, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Blair and Associates, Inc., by deed from Jerry L. Briggs and wife, Patricia A. Briggs, as of record in Book 5066, page 315, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Mortgage Associates, Inc. said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

OCT-4-76	CONV	34,258.97			
OCT-4-76	S'TAX		B*	89.18	
OCT-4-76	PR'FEE		B*	.50	
OCT-4-76	W'DEED		B*	4.00	* 93.68

This is { } unimproved { } improved property, known as 532 Tulip Grove Rd., Hermitage, TN. 37076
(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 1st day of ~~September~~ October, 19 76

JOHN BLAIR & ASSOCIATES, INC.

By John B. Blair, Jr. Pres.

STATE OF _____ }
COUNTY OF _____ }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF Tennessee }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Blair, Sr. and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the President and _____ respectively of the John Blair & Associates, Inc. the within named bargainor, a corporation, and that { he / they } as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said John Blair, Sr. as such President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, TN. on this the 1st day of September, 19 76

My commission expires 11/15/78

Notary Public

ROBINSON & NILSON NOTARY PUBLIC DAVIDSON CO. TN.

WARRANTY DEED

FROM John Blair & Assoc., Inc.

TO Barry A. Barton et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York