FORM NO. WD-1

This instrument was prepared by Edwin Seddon, Attorney, 1102 Kermit Dr. Nashville, Tn. 37217

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$13,845.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 76

Notary Public

MY COMMISSION EXPIRES: 7-19-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. LANCE (NAME)	Mortgage Associates, Inc (NAME)	
2704 12th Avenue, S (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	

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, Bobby L. Soard and wife, Hazel M. Soard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Lance

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. 10 on the Revised Plan of Valley View Subdivision, Section 1, as of record in Book 2331, Page 88, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bobby L. Soard et ux Hazel M. Soard by deed of record in Deed Book 4882, Page 989, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4882, Page 991, Register's Office for said County, securing a promissory note dated January 20, 1975, payable to the order of Mortgage Associates, Inc., with a present unpaid principal balance of approximately $13,845.61, which the Grantee herein hereby assumes and agrees to pat. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (X) property, known as 3813 Sentinel Drive (House Number) (Street) Nashville, TN 37209 (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 12th day of Oct. 19 76

X Bobby L. Soard

Bobby L. Soard

X Hazel M. Soard

Hazel M. Soard

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 Bobby L. Soard et ux Hazel M. Soard

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 12th day of October 1976

Commission expires 9-19-78

Bruce Wallace
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
Bobby Soard,Et Ux

3813 Sentinel Drive
Nashville,Tenn.
37209

TO
Robert E. Lance

2704 12th Ave. South
Nashville,Tenn. 37204

D 72080

IDENTIF. REFERENCE

OCT 13 8 39 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT13'76	CONV	13,845.61			
OCT13'76	S'TAX		B*	35.88	
OCT13'76	PA'FEE		B*	.50	
OCT13'76	W'DEED		B*	4.00	* 40.38