FORM NO. WD-1

11/2:1 to
Bob R Taylor
2513 Miami Ave.
Nash. TN. 37214

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Bob R. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 76

Notary Public.

MY COMMISSION EXPIRES: 4-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union St., Nashville, TN. 37219
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob R. Taylor (NAME)	Mortgage Associates, Inc. (NAME)	15D 36365
2004 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 73-1
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 66

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, MICHAEL J. DUBOIS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOB R. TAYLOR

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. 17 on the plan of Happy Valley, Section "A", not of record, and described as follows:

BEGINNING at a point in the southerly margin of Williams Ferry Road, now Riverwood Drive, at the corner of Lots 17 and 18; thence southerly with the line between said lots, 174.5 feet to the corner of Lots No. 36 and 37; thence with the line between Lots 17 and 36, westerly 75 feet to the corner of said lots and of Lots 16 and 35; thence northerly along the line between Lots 16 and 17, 172.5 feet to the southerly margin of Williams Ferry Road, now Riverwood Drive; thence easterly along the margin of said road, 75 feet to the beginning.

BEING the same property conveyed to Michael J. Dubois, Jr. by deed from George R. Denton and wife, Nancy R. Denton of record in Book 5013, page 511, Register's Office for Davidson County, Tennessee

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc., of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved (XX) unimproved ( ) property, known as 2004 Riverwood Drive Nashville, TN. 37216
(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 2nd day of August, 19 76

Michael J. Dubois, Jr.

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STATE OF TENNESSEE
Davidson County

BOOK 5085 PAGE 44

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Dubois, Jr.

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 Nashville, Tennessee, this 2nd day of November 1976

Commission expires 4-9-78

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 Michael J. Dubois, Jr.

TO Bob R. Taylor

D 75725

IDENT. REFERENCE

Nov 4 2 51 PM '76

REGISTER
DAVIDSON CO., TENN.

NOV-4 '76	CONV	25,500.00		
NOV-4 '76	S'TAX		B*	66.30
NOV-4 '76	PR'FEE		B*	.50
NOV-4 '76	W'DEED		B*	4.00
			*	70.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.