BOOK 5096 PAGE 485

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: 6-25-80

(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
Arnelle J. Mincey (NAME)	Mortgage Associates, Inc. (NAME)	12D 08055
2902 Morningside Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E., Suite #300 (STREET ADDRESS)	60-12
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	21

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, Mattie Lee heirs, Sarah Lee Johnson, Carl E. Gosmann and Patricia J. Gosmann Shanks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnelle J. Mincey

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 Lots Nos. 45 & 46 of Block "B" on the Plan of Highland Park Subdivision of record in Book 974, page 33, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Carl N. Lee, now deceased et ux Mattie Lee, now deceased, by deed from Robert R. Romer et ux Mattie Juanita Romer, of record in Book 2146, page 56, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 1038, page 551, Register's Office, Davidson County, Tennessee.

GRANTORS herein covenant thatthey are the only heirs at law of Mattie Lee, deceased.

DEC 14 76	CONV	12,900.00			
DEC 14 76	S'TAX		B*	33.54	
DEC 14 76	PR'FEE		B*	.50	
DEC 14 76	W'DEED		B*	4.00	* 38.04

unimproved ( )
This is improved XXX property, known as 2902 Morningside Drive, Nashville, Tennessee 37207
(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 our hands this 18th day of November, 19 76

Sarah Lee Johnson

Carl E. Gosmann

Patricia J. Gosmann Shanks

STATE OF ~~TENNESSEE~~ South Carolina
~~Davidson~~ County Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Lee Johnson,

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~xxxxxxx~~ she has executed the within instrument for the purposes therein contained. Witness my hand and official seal at Aiken, South Carolina, Tennessee, this 15th day of November 1976.

Commission expires NOTARY PUBLIC FOR SOUTH CAROLINA My Commission Expires Feb. 11, 1985

Rebecca J. Mitchell
Notary Public

STATE OF ~~TENNESSEE~~ DuPage County
~~Davidson~~ County Illinois

Personally appeared before me, Leo C. McNamee, Jr., a Notary Public in and for said County and State, the within named Carl E. Gosmann

the bargainor, with whom I am personally acquainted, and who acknowledged that he ~~xxxxx~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Downers Grove, Illinois, Tennessee, this 23 day of November 1976.

Commission expires ~~Notary Public, DuPage County, Illinois~~ My Commission Expires September 1, 1980

Leo C. McNamee, Jr.
Notary Public

LEO C. McNAMEE, JR. NOTARY PUBLIC DU PAGE COUNTY

WARRANTY DEED

FROM Sarah Lee Johnson, Carl E. Gosmann and Patricia J. Gosmann Shanks, Heirs

TO Arnelle J. Mincey

D81103

IDENTIF. REFERENCE

DEC 14 12 29 PM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

F.L. Box #12

STATE OF ~~TENNESSEE~~ New Jersey
~~Davidson~~ County of Mercer

Personally appeared before me, LEONARD C. IMIELINSKI, a Notary Public in and for said County and State, the within named Patricia J. Gosmann Shanks

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hall, N.J., Tennessee, this 29th day of November 1976.

Commission expires Jan. 27 1977

Leonard C. Imielinski

LEONARD C. IMIELINSKI NOTARY PUBLIC OF NEW JERSEY