This instrument prepared by:
PAT NICHOL, Attorney
941 Richards Road
Antioch, Tenn. 37013

BOOK 5097 PAGE 736

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roscoe Elkins	Mortgage Associates, Inc.	96-16
(NAME)	(NAME)	
3317 Percy Priest Drive	1835 Savoy Drive, Suite 300	25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, Georgia 30341	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -------Ten and 00/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of a present indebtedness on the property by the hereinafter named grantee,

We, Wayne Burell Mayes and wife, Hester Mayes,

have this day bargained and sold, and do hereby transfer and convey into the said Roscoe Elkins, unmarried

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hickory Bend, Section V, as of record in Book 3600, page 45, Register's Office for said County, described as follows:

BEGINNING on the southeasterly margin of Percy Priest Drive, at the corner of Lots Nos. 24 and 25; thence with the line between said two lots, southeasterly 147.5 feet thence south 48 deg. 34' west 48 feet; thence north 79 deg. 16' west 53.81 feet; thence north 41 deg. 26' west 105 feet to the southeasterly margin of Percy Priest Drive; thence with the same, northeasterly 81 feet to the beginning.

Being the same property conveyed to Wayne Burrell Mayes and wife, Hester Mayes by deed from William L. Renick, Jr. and wife, Glenda S. Renick, of record in Book 4995, page 762, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE, AT LARGE
BILL HALL
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 16 day of December 19 76

Affiant ( ) x Roscoe Elkins

My Commission expires: May 13-78 (Affix Seal)

Notary Public Bill Hall

This is improved (XX) unimproved ( ) property, known as 3317 Percy Priest Drive, Nashville, Tenn. 37214
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roscoe Elkins, unmarried

his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Roscoe Elkins

his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16 day of December, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Wayne Burell Mayes

x Hester Mayes

at Large

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill Hall, a Notary Public in and for said County and State, Wayne Burell Mayes and wife, Hester Mayes

the within named bargainor S., 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 16 day of December, 19 76.

Bill Hall Notary Public

Commission expires May 13-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC 17 76	CONV	25,000.00			
DEC 17 76	S'TAX		B*	65.00	
DEC 17 76	PR'FEE		B*	.50	
DEC 17 76	W'DEED		B*	4.00	
DEC 17 76	MISC		B*	.20	* 69.70

WARRANTY DEED

FROM

WAYNE BURELL MAYES, ET UX

TO

ROSCOE ELKINS, UNMARRIED

D 81652

IDENTIFICATION REFERENCE

DEC 17 11 05 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE, TENNESSEE 37238