WARRANTY DEED

BOOK 5100 PAGE 347

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT E. EARHEART (NAME)	MORTGAGE ASSOCIATES INC (NAME)	
1824 MURFREESBORO RD (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 28146 (STREET ADDRESS)	95-7
NASHVILLE TENN. 37217 (CITY) (P./O. ZONE) (STATE)	ATLANTA GEO 30328 (CITY) (ZONE) (STATE)	125 pm

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4789, page 162, and re-recorded in Book 4822, page 520, Register's Office for Davidson County, Tennessee.

We, Billy Joe Long and wife, Judy S. Long,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Earheart, a single person, his ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 17 and the northerly 20 feet of Lot No. 16 on the Plan of Merry Oaks as of record in Book 2330, page 128, Register's Office for Davidson County, Tennessee, more fully described as follows:

Said Lot No. 17 and part of Lot No. 16 front 140.2 feet on the west margin of McGavock Pike and run back 338.4 feet on a southerly line and 339.4 feet on the northerly line to a dead line in the rear measuring 120.0 feet thereon.

Being the same property conveyed to Billy Joe Long by deed from Donald O. Turner and wife, Jo Anne Turner, of record in Book 4971, page 656, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to easements of record in Book 4788, page 350, and in Book 5002, page 292, Register's Office for Davidson County, Tennessee, and to other easements as shown on the recorded plan of record, and to restrictions as of record in Book 2703, page 233, said Register's Office.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of DEC 19 76

Notary Public

My commission expires: MAR 1, 1980
(Affix Seal)

This is unimproved ( ) improved (X) property, known as 276-278 McGAVOCK PK 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 Robert E. Earheart, his ~~XXXXXX~~ *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.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert E. Earheart, his ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 18 day of December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy Joe Long

X Judy S. Long

This Instrument Was Prepared By:
Steven W. Pedigo
Of The Law Firm Pedigo & Saffron
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Walter B. Griffin, a Notary Public in and for said County and State, Billy Joe Long and wife, Judy S. Long,

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 18 day of December, 19 76

Walter B. Griffin Notary Public

Commission expires Mar 1, 1980

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.....

DEC27'76	CONV	40,000.00			
DEC27'76	S'TAX		B*	104.00	
DEC27'76	PR'FEE		B*	.50	
DEC27'76	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM

BILLY JOE LONG, ET UX

TO

ROBERT E. EARHEART

MAIL - ERC

D 82687

IDENTIF. REFERENCE

DEC 27 2 03 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON