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

BOOK 5104 PAGE 720

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Dale Elkins et ux	Mortgage Associates, Inc.	96-16
(NAME) 3317 Percy Priest Drive	(NAME) 1835 Savoy Drive, Suite 300	25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) 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 herein conveyed by the hereinafter named grantee,

I, Roscoe Elkins, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Roger Dale Elkins and wife Frances Marie Elkins, their *(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 Roscoe Elkins, unmarried, by deed from Wayne Burell Mayes and wife, Hester Mayes, of record in Book 5097, Page 736, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 10th day of January, 1977

Affiant: Roger Dale Elkins

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

Notary Public: Bill Hall

This is improved ( ) unimproved (XX) 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 Roger Dale Elkins and wife, Frances Marie Elkins, their *(successors), heirs and assigns, forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger Dale Elkins and wife, Frances Marie Elkins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

SEE my *Witness* hand *this* 10th *day of* January, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe Elkins
(Unmarried)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill Hall, a Notary Public in and for said County and State, Roscoe Elkins

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 10th day of January, 1977.

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 _____

WARRANTY DEED

FROM

ROSCOE ELKINS

TO

ROGER DALE ELKINS ET UX

D 8 4 6 7 1

IDENTIFICATION REFERENCE

JAN 11 1 58 PM '77

FEE $ _____
DOCUMENTARY STAMPS

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

JAN 11 77	CONV	30,000.00			
JAN 11 77	S'TAX		B*	78.00	
JAN 11 77	R'FEE		B*	.50	
JAN 11 77	W'DEED		B*	4.00	
JAN 11 77	MISC		B*	.20	* 82.70