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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,700

Keith Perryman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 1977.

Notary Public

MY COMMISSION EXPIRES: 2/5/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY, 3300 Hillsboro Rd., Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marbut Glenn Gaston, JrTrustee (NAME)	Mortgage Associates, Inc. (NAME)	24W 08415
3300 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive (STREET ADDRESS)	104-15
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta GA 30341 (CITY) (STATE) (ZIP)	31

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, Keith Perryman and wife, Diane D. Perryman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, encumber, sell, transfer and/or convey without the joinder of any beneficiary

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. 2 on the Plan of the Re-Subdivision of Lot No. 93 of Sunset Park of record in Book 4885, page 39, Register's Office for said County, and described as follows:

Said Lot No. 2 begins at a cement monument in the northwest corner of the property; thence S 85° E 50' to an iron pin; thence S 1° 15' W 160.5' to an iron pin; thence N 85° W 50' to an iron pin; thence N 1° 15' E 160.5' to the beginning.

Being all the same property conveyed to Keith Perryman and wife, Diane D. Perryman by deed from Arthur Terry Baskin and wife, Donna Baskin of record in Book 5102, page 337 and re-recorded in Book 5104, page 917, both Register's Office for Davidson County, Tennessee.

SUBJECT to an easement for joint driveway ownership recorded in Book 5006, page 371, dated March 17, 1976, as corrected by instrument of record in Book 5104, page 919 R.O.D.C.

This conveyance is made subject to restrictions and easements of record in 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 Trust Deed Book 5015, Page 475, Register's Office for Davidson County, Tennessee.

SUBJECT to 1977 taxes which Grantees assume.

Escrow account and insurance policy held by Mortgage Associates transferred to Grantees.

This is unimproved ( ) improved (X) property, known as 2507 Blair Blvd., Nashville, Tennessee
(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 hand s this 11th day of January, 19 77.

Keith Perryman Diane D. Perryman

KEITH PERRYMAN DIANE D. PERRYMAN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Perryman and wife, Diane D. Perryman

the 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 11th day of January 19 77

Commission expires 2/8/78

Howard T. [illegible]
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

D 8 4 7 6 6

IDENTIF. REFERENCE

JAN 12 9 44 AM '77

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 12 77	CONV	36,700.00			
JAN 12 77	S'TAX		B*	95.42	
JAN 12 77	PR'FEE		B*	.50	
JAN 12 77	W'DEED		B*	4.00	* 99.92