ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward E. Newby	Mortgage Associates, Inc.	74-8-41
(NAME) 7029 Bonnavent Drive	Suite 300 (NAME) 1835 Savoy Drive, N.E.	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Atlanta, Georgia 30341	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid by Edward E. Newby and wife, June Newby, the receipt of which is hereby acknowledged; and the assumption by the said grantees of the balance of a note in the original amount of $24,700.00,payable to Mortgage Associates, Inc., executed by Kenneth A. Granzow and wife, Peggy S. Granzow and secured by a deed of trust of record in BOOK 4962, page 902, Register's Office for Davidson County, Tennessee,

KENNETH A. GRANZOW AND WIFE, PEGGY S. GRANZOW

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD E. NEWBY AND WIFE, JUNE NEWBY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 790 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office for said County. Said Lot No. 7 fronts 88.15 feet on the westerly margin of Bonnavent Drive and extends back 150.6 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 81.5 feet thereon.

Being the same property conveyed to Kenneth A. Granzow and wife, Peggy S. Granzow by deed from William Leland Miller and wife, Wilma H. Miller of record in Book 4962, page 900, Register's Office for Davidson County, Tennessee.

JAN28 77	CONV	27,500.19			
JAN28 77	S'TAX		B*	71.50	
JAN28 77	PR'FEE		B*	.50	
JAN28 77	W'DEED		B*	4.00	* 76.00

This is improved (X) unimproved ( ) property, known as 7029 Bonnavent Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 twenty fourth day of January, 19 77.

X Kenneth A. Granzow
Kenneth A. Granzow

X Peggy S. Granzow
Peggy S. Granzow

STATE OF TENNESSEE ~~Missouri~~

COUNTY OF Platte County

BOOK 5109 PAGE 766

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth A. Granzow and wife, Peggy S. Granzow

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 Kansas City, Missouri, this 24th day of January, 19 77.

My commission expires 3-23-77 Notary Public Charlotte Logan

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,500.19

This is equal to or greater than the property would bring at a fair and voluntary sale.

Shirley Robson

Sworn to and subscribed before me this 27th day of January, 19 77.

My commission expires 1-30-79 Notary Public Janice Friedmann

Mail

This instrument was prepared by:

Name	Address
Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tennessee 37217	

WARRANTY DEED

FROM Kenneth A. Granzow

Peggy S. Granzow

TO Edward E. Newby

June Newby

D 87074

IDENTIF. REFERENCE

JAN 28 8 47 AM '77

REGISTER DAVIDSON CO., TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219