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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 $24,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

H. Stanley Allen, Jr., Attorney, 21st Floor, L&C Tower, Nashville, TN. 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vince Chaires (NAME)	Mortgage Associates, Inc. (NAME)	Map 61-1
521 Lamont Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Par 24
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	

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, Leondro Rascone and wife, Erika Rascone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vince Chaires

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. 308 on the Plan of Gra-Mar Acres, Section 2, of record in Book 2663, page 113, Register's Office Davidson County, Tennessee.

Said Lot No. 308 fronts 160 feet on the West side of Lemont Drive and runs between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Leondro Rascone, et ux by deed from Joseph V. Estes, et ux of record in Book 4834, page 803, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to first mortgage to Mortgage Associates, Inc. and second mortgage to Commerce Union Bank, restrictive covenants of record in Book 2702, page 79, RODC and property taxes for 1976.

unimproved ( )
This is improved (X) property, known as 521 Lemont Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (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 hands this 10th day of November, 1976

Erika Rascone

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, BETTY POAGE, a Notary Public in and for said County and State, the within named Leondro Rascone and wife, Erika Rascone

the bargainorS, 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 10th day of November 1976

Commission expires 8-4-79

Betty Poage
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Leondro Rascone, et ux

TO
Vince Chaires

D 8 8 1 1 8

IDENTIF. REFERENCE

FEB 4 10 09 AM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-4-77	CONV	24,000.00			
FEB-4-77	S'TAX		B*	62.40	
FEB-4-77	PR'FEE		B*	.50	
FEB-4-77	W'DEED		B*	4.00	* 66.90