WARRANTY DEED

BOOK 5123 PAGE 607

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Avery Puckett, et ux	Mortgage Associates, Inc.	160-3
(NAME)	(NAME)	
5197 Regent Drive	1835 Savoy Drive, N.E.	61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Atlanta, Georgia 30341	6DU 33210
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance ue and owing on a note payable to Mortgage Association, Inc. which note is secured by a deed of trust of record in Book 4905, page 57, Register's Office for Davidson County, Tennessee, and also the escrow account in connection therewith is also transferred to Grantees in full.

Joe W. Turner and Sheila Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Avery Puckett and wife, Susan H. Puckett *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 236 on the plan of Haileywood Estates, Section 8-B, of record in Plan Book 2854, page 148, Register's Office for said County.

Said Lot NO. 236 fronts 100.0 feet on the southerly margin of Regent Drive and extends back 236.5 feet on the westerly line and 142.1 feet on the easterly line to a broken line in the rear, measuring 162.6 feet thereon.

Being the same property conveyed to Joe W. Turner and wife, Sheila Turner by deed from Clarence E. Bennett and wife, Louise Bennett of record in Book 4905, page 55, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3179, page 394, the limitations on the plan of record in Book 2854, page 148 (both in the Register's Office for Davidson County, Tennessee) and to 1977 property taxes.

The said Joe W. Turner and Sheila Turner having since been divorced. The said Sheila Turner having since remarried and is now Sheila Brown.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,725.84

Subscribed and sworn to before me, this the 4th day of March 19 77

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5197 Regent Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Avery Puckett and wife, Susan H. Puckett their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Avery Puckett and wife, Susan H. Puckett *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 4th day of March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe W. Turner
JOE W. TURNER

Sheila Brown
SHEILA BROWN

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marbut Glenn Gaston Jr., a Notary Public in and for said County and State, Joe W. Turner AND Sheila Brown

the within named 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 4th day of March, 19 77

Marbut A Gaston Notary Public

Commission expires 1-19-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 47,725.84
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH 1977
Deputy Register

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

D 93282

IDENTIF. T REFERENCE

MAR 11 3 27 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 11 77 CONV 47,725.84
MAR 11 77 ST TAX B* 124.02
MAR 11 77 PR FEE B* .50
MAR 11 77 M DEED B* 4.00 * 128.52

WARRANTY DEED

FROM

Joe W. Turner and

Sheila Brown

TO

Avery Puckett and wife,

Susan H. Puckett

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York