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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 $38,500.00

Janet L. Hamm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April, 19 77

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Neff, et ux (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	9D-06562
8038 Esterbrook DRive (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	Map 128-14
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par 43

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, KENNETH N. USERY and wife, SHEARON S. USERY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. NEFF, and wife, KAREN C. NEFF

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. 62 on the Plan of the Resubdivision of Lots Nos. 61 and 62 of Harpeth Park, Section Two, said plan being of record in Book 4060, page 80, Register's Office for said County.

SAID Lot No. 62 fronts 86.28 feet on the northerly margin of Esterbrook Drive and extends back 105.44 feet on the easterly line and 163.74 feet on the westerly line to a dead line in the rear, measuring 95.33 feet thereon.

BEING the same property conveyed to Kenneth N. Usery and wife, Shearon S. Usery, by deed from Bob Potter Company, a Tennessee Corporation, of record in Book 4541, page 698, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 8038 Esterbrook Drive, Nashville, Tenn. 37221
(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 26th day of April, 1977

Kenneth N. Usery

Kenneth N. Usery

Shearon S. Usery

Shearon S. Usery

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth N. Usery and wife, Shearon S. Usery

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 26th day of April, 1977.

Commission expires 10/28/78

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

KENNETH N. USERY, et ux

TO

JAMES A. NEFF, et ux

E 02117

IDENTIF. REFERENCE

MAY 4 3 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

CONV	38,500.00			
S'TAX		B*	100.10	
PR'FEE		B*	.50	
W'DEED		B*	4.00	* 104.60

Alan L. Saturn, Attorney
20th Floor, 1st American Center
Nashville, Tenn. 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.