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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JAMES A. WATERS ET UX,
BETTY E. WATERS

TO
RICHARD M. O'LEARY ET UX,
JOAN O'LEARY

For draftsman's use

PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. O'LEARY (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	95-2
2252 Craigmeade Crt. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	Par. 147
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Chamblee, Georgia 30366 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 22 1 53 PM '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

E15948

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 49,000.00 Richard M. O'Leary
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-5-80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 18 August, 1972 of record in Book 4633, page 278, Register's Office for Davidson County, Tennessee, in the original, principal amount of $37,350.00.

JUL 22 CONV 49,000.00
JUL 22 S'TAX B* 127.40
JUL 22 PR'FEE B* .50
JUL 22 RECD B* 1.00 131.90

We, James A. Waters and wife, Betty E. Waters have bargained and sold, and by these presents do transfer and convey unto the said Richard M. O'Leary and wife, Joan O'Leary

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. 25 on the Plan of Craigmeade Subdivision Section One as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee.

SAID Lot 25 fronts 107.5 feet on the northerly side of Craigmeade Circle and runs back 285 feet on the westerly side and 339 feet on the easterly side to a line at the rear measuring 181.9 feet thereon. Said rear line being the southerly margin of Lebanon Road.

BEING the same property conveyed to James A. Waters and wife, Betty E. Waters by deed from Ralph E. Laird of record in Book 4633, page 276, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow by Mortgage Associates and do hereby authorize Mortgage Associates to transfer the existing insurance on the premises to grantees.

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WD-2

This is improved ( ) unimproved ( ) property, known as 2252 Craigmeade Circle Nashville, Tenn. 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 19th day of July, 19 77

X James A. Waters
JAMES A. WATERS

X Betty E. Waters
BETTY E. WATERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Waters and wife, Betty E. Waters

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 19th day of July, 19 77

Helen L. Jenkins
Notary Public

HELEN L. JENKINS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission expires 5-20-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .