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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 $ 38,700.00

Mack Magaha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 77

Notary Public

MY COMMISSION EXPIRES: 1-31-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Magaha, et ux (NAME)	The Lomas & Nettleton Company (NAME)	Map 61-E
501 Broadmoor (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 926 (STREET ADDRESS)	Par 8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	120 12790

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, DUDLEY L. FORTNER, and wife, DOROTHY S. FORTNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MACK MAGAHA and wife, SHIRLEY MAGAHA,

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. 158 on the Plan of Gra-Mar Acres, Section VI, as of record in Book 2331, Page 43, Register's Office for said County, to which plan reference is made for a particular description of said lot.

Being the same property conveyed to Dudley L. Fortner and wife, Dorothy S. Fortner, by deed from Thomas M. Dennison and wife, Juanita M. Dennison, of record in Book 4035, Page 848, said Register's Office.

This conveyance is made subject to restrictions recorded in Book 2440, Page 225; and to easements and limitations shown on Map of record in Book 2331, Page 43, said Register's Office.

As a part of the consideration of of this conveyance the grantees hereby agree to assume and pay the balance due and owing by reason of a Deed of Trust executed by Dudley L. Fortner and wife Dorothy S. Fortner, to Raymond L. Davis, Jr., Trustee, of record in Book 4035, Page 849, Register's Office for Davidson County, Tennessee. (See instrument for complete terms and conditions).

unimproved ( )
This is improved (X) property, known as 501 Broadmoor, Nashville, Tennessee
(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 hands this 21st day of July, 19 77

Dudley L. Fortner

Dorothy S. Fortner

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 Dudley L. Fortner and wife, Dorothy S. Fortner,

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 21st day of July 19 77.

Commission expires 1-31-81.

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

Title Ins. #9

WARRANTY DEED

FROM
DUDLEY L. FORTNER, ET UX

TO
MACK MAGAHA, ET UX, SHIRLEY MAGAHA

E 16250

IDENTIF. REFERENCE

JUL 25 2 28 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

JUL 25 77	CONV	38,700.00			
JUL 25 77	S'TAX		B*	100.60	
JUL 25 77	PR'FEE		B*	.52	
JUL 25 77	W'DEED		B*	4.00	* 105.12

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.