BOOK 5188 PAGE 449

77-8-74

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,978.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-27-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur W. Patterson (NAME)	Mortgage Associates, Inc. (NAME)	64-12-49
4720 Kalamath Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., Suite 300 (STREET ADDRESS)	4D-60868
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (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, WILBURN C. WILLIAMS and wife, MARY L. WILLIAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR W. PATTERSON and wife, LYDIA PATTERSON,

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. 347 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

BEING the same property conveyed to Wilburn C. Williams and wife, Mary L. Williams, by deed from Donald J. Stover and wife, Mary Stover, of record in Book 4964, page 641, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee; easements and setback line as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 22, 1975, and filed for record October 23, 1975, in the Register's Office for Davidson County, Tennessee, in Book 4964, page 643, and note of even date thereby secured, in the original principal amount of $39,500.00, payable to Mortgage Associates, Inc. which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further hereby assumes the obligations of Wilburn C. Williams under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 4720 Kalamath Drive, Old Hickory, TN
(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 24th day of August, 19 77

Wilburn C. Williams
WILBURN C. WILLIAMS

Mary L. Williams
MARY L. WILLIAMS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilburn C. Williams and Mary L. Williams

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 24th day of August 1977

Commission expires 11-7-79

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

E 22497

FILE IN BOX 4

WARRANTY DEED

FROM
WILBURN C. WILLIAMS and wife,
MARY L. WILLIAMS

TO
ARTHUR W. PATTERSON and wife,
LYDIA PATTERSON

IDENTIF. REFERENCE

AUG 25 12 43 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG25'77	CONV	41,978.43			
AUG25'77	S'TAX		B*	109.20	
AUG25'77	PR'FEE		B*	.50	
AUG25'77	W'DEED		B*	4.00	* 113.70