Prepared by: Earl Thompson, Attorney at Law
415 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4288 PAGE 88

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. W. Hoskins, et ux (NAME)	Same (NAME)	Map 43-11
123 Larchmont Drive (STREET ADDRESS OR ROUTE NUMBER)	108 Larchmont Drive (STREET ADDRESS)	Pcl. 156
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	157

For and in Consideration of the sum of Six Thousand Seven Hundred Fifty and no/100 ($6,750.00) *DOLLARS* cash in hand paid, the receipt of all of which is hereby acknowledged,

we, William Hulan, Jr., and wife, Mary C. Hulan *have bargained and sold, and by these presents do transfer and convey unto the said* R. W. Hoskins and wife, Dollie M. Hoskins and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 16 and 17 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, page 123, Register's Office for said County, as shown on Second Revised Plan of said Subdivision, of record in Book 1424, page 150, said Register's Office.

Beginning at a point on the westerly margin of Larchmont Drive, at the common corner of Lots 17 and 18; thence with the line between said lots, westerly 210 feet to a point; thence northerly 260 feet to the southerly margin of Dupont Avenue; thence with the margin of the same, easterly 189.92 feet to the beginning of a curve; thence along said curve, southeasterly 31.5 feet to the westerly margin of Larchmont Drive; thence with the margin of said Drive, southerly 239.92 feet to the beginning.

Being the same property conveyed to William Hulan, Jr., by deed from Edward R. Phillips and wife, as of record in Book 2155, page 387, and by decree of record in Minute Book 12, page 203, of the Fourth Circuit Court, a certified copy of which is of record in Book 4280, page 26, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,750.00

Subscribed and sworn to before me, this the 25th day of December, 1970

William Hulan Jr.
Affiant

My commission expires: 4-18-71
(Affix Seal)

Ruth Lamb
Notary Public

Title is conveyed subject to: Easement of record in Book 4096, page 793 and restrictions of record in Book 1846, page 147 and Book 1207, page 238; owner's certificate, 30-foot set-back line from Larchmont Drive, a 15-foot set-back line from DuPont Avenu, and a 10-foot easement along the rear or westerly line of the lots for public utilities.

Taxes for the year 1968 have been prorated by the parties and will be paid by the purchaser.

unimproved ( )
This is improved ( ) property, known as 123 Larchmont Drive, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. W. Hoskins and wife, Dollie M. Hoskins and their *heirs and assigns, forever.*

And we *do covenant with the said* R. W. Hoskins and wife, Dollie M. Hoskins *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, William Hulan, Jr. and wife, Mary C. Hulan *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. W. Hoskins, Dollie M. Hoskins and their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 25th *day of* October, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Hulan Jr.

Mary C Hulan Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Lamb, a Notary Public in and for said County and State, the within named William Hulan, Jr. and wife, Mary C. Hulan

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 25th day of October, 1968.

Ruth Lamb, Notary Public.

Commission Expires 4-18-71

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

WILLIAM HULAN, JR., ET UX

TO

R. W. HOSKINS, ET UX

A 21324

FILED FOR RECORD AT 12 M. 1968

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

REC'D 1968

CONV $6,750.00

REV TAX 17.42

REC FEE .50

MTG DEED 6.00 * 23.92

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