BOOK 4291 PAGE 338

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,950.00

Roland R. Rosio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 68

Mary M. Salbury
Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland R. Rosio (NAME)	United Mortgagee Servicing Corp. (NAME)	6DA-14348
78 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 119-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 85

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, WESTERN REALTY & AUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROLAND R. ROSIO AND WIFE, MARIA A. ROSIO

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. 24 on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 60 feet on the northerly side of Lutie Street and extends back between parallel lines 158.4 feet on each side, to a line in the rear, on which it measures 60 feet.

BEING the sameproperty conveyed to Western Realty & Auction Company by deed from Alfred D. Gosnell and wife, Audry K. Gosnell, of record in Book 4232, page 818, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 78 Lutie Street, 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 my hand this 27th day of November, 19 68

WESTERN REALTY & AUCTION COMPANY

By: Bill Hall, President / Jimmie Kay Treasurer

STATE OF TENNESSEE
Davidson County

BOOK 4291 PAGE 339

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Ethelyne Turrentine, a Notary Public within and for the State and County aforesaid, personally appeared Bill Hall and A. Turner with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary-Treasurer respectively of the Western Realty & Auction Company the within named bargainor, a corporation, and that (he) (they) as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bill Hall as such President, and attesting the same by the said A. Turner as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of November, 19 68.

My commission expires 2/1/72

Ethelyne Turrentine
Notary Public

WARRANTY DEED

FROM

WESTERN REALTY AND AUCTION CO.

TO

ROLAND R. ROSIO ET UX

A 22725

IDENTIF. REFERENCE

DEC 3 3 15 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERRY WILKINS JR.
ATTORNEY-AT-LAW
STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

DEC-3 68	CONV	*8,950.00			
DEC-3 68	S'TAX		B*	23.14	
DEC-3 68	PR'FEE		B*	.50	
DEC-3 68	W'DEED		B*	3.00	* 26.64