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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 $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 1972

Notary Public

MY COMMISSION EXPIRES: Nov 1974 7.5

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 731 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS 73-7113

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward B. Bostic, Jr. et ux (NAME)	NATIONAL MORTGAGE (NAME)	73-7113
2425 Melbourne Drive (STREET ADDRESS OR ROUTE NUMBER)	11th - STAHLMAN BLDG. (STREET ADDRESS)	3024946
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	NASHVILLE TENN (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, Joseph A. Sellers and wife, Gloria Sellers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward B. Bostic, Jr. and wife, Arithea Bostic

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. 286 on the Plan of Sunset View, Section 4, as of record in Book 2854, page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph A. Sellers and wife, Gloria Sellers, by deed from Ralph G. Vaughn and wife, Charlotte Vaughn, of record in Book 4459, page, 387, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by Joseph A. Sellers and wife, Gloria Sellers to Union Planters National Bank, Trustee, securing National Mortgage Company in the original principal sum of $20,500.00 as of record in Book 4459, page 389, Register's Office for Davidson County, Tennessee.

Sellers herewith transfer and convey to buyers all sums of money held in escrow in connection with said first mortgage loan and property, including the pre-paid insurance coverage on subject property now in force.

unimproved ( )
This is improved (X) property, known as 2425 (House Number) Melbourne Drive (Street) Nashville, Tenn. (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 31st day of July, 1972

X Joseph A. Sellers

X Gloria Sellers

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 Joseph A. Sellers and Gloria Sellers

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 31 day of July 19 72

Commission expires Nov 19 1975

M L Lanier
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

File for Recording

WARRANTY DEED

FROM Joseph A. Sellers et ux

TO Edward B. Bostic, Jr. et ux

B 7 0 1 4 3

IDENTIF. REFERENCE

AUG 4 12 27 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-4-72	CONV	23,000.00			
AUG-4-72	STAX		A*	59.80	
AUG-4-72	PRFEE		A*	.50	
AUG-4-72	WDEED		A*	4.00	* 64.30