BOOK 4785 PAGE 131

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALDIN & FORTAS
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Janice E. Hosse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 1974.

Barbara Kuster
Notary Public

MY COMMISSION EXPIRES: 5/31/77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Webb Hosse, etux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	
305 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	104-10-84
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, A. M. Hagan, Jr. and wife, Mary Watson Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Webb Hosse and wife, Janice E. Hosse

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:

24063

Land in the 4th, formerly the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 47 on the Plan of Bransford Realty Company's West End Heights, Subdivision, as of record in Book 332 Pages 124 and 125 Register's Office for said County.

SAID Lot No. 47 fronts 60 feet on the southwesterly side of Fairfax Avenue and runs back 154.4 feet on the northwesterly line and 178.8 feet on the southeasterly line to an alley in the rear, measuring 64.5 feet thereon.

Being the same property conveyed to A. M. Hagan, Jr. and wife, Mary Watson Hagan by Warranty Deed from Bernie B. Turner and wife, Alma G. Turner, as of record in Book 3312 Page 299 Register's Office Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 305 Fairfax Avenue, Nashville, Tennessee 37212
(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 January, 19 74

A. M. Hagan, Jr.

Mary Watson Hagan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. M. Hagan, Jr. and wife, Mary Watson Hagan

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 24th day of January 19 74

Commission expires 5/31/77

Barbara Kulczycki
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

WARRANTY DEED

FROM

TO

C 40563

IDENTIF. REFERENCE

FEB 4 8 24 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-4	CONV	30,000.00			
FEB-4 STAX			A*	78.00	
FEB-4 PRFEE			A*	.50	
FEB-4	WDEED		A*	4.00	* 82.50