This instrument prepared by Alan C. Jackson

BOOK 4880 PAGE 976

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Augusta Mayes, Jr. (NAME)	Augusta Mayes, Jr. (NAME)	
530 Veritas Street (STREET ADDRESS OR ROUTE NUMBER)	530 Veritas Street (STREET ADDRESS)	133-5
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37211 (CITY) (ZONE) (STATE)	5 KC

FOR AND IN CONSIDERATION of the sum of Three Thousand One Hundred Eighty-Two and 03/100----------($3,182.03)---------- *Dollars,*

Cash in hand paid and the assumption of that certain Deed of Trust to Dobson and Johnson, Inc. in the approximate amount of $10,295.25, of record in Book 4374, page 47, Register's office, Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged.

ALFRED E. HOSSE

have this day bargained and sold, and do hereby transfer and convey unto the said

AUGUSTA MAYES, JR.

his

certain real estate in Davidson County, Tennessee, as follows: ~~(successors)~~, *heirs and assigns,*

Situated in the State of Tennessee, Davidson County, Being Lot No. 365 in Sunrise Heights Addition, a plan of which is recorded in Book 421, page 46, Register's Office for said County.

Said Lot No. 365 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, 150 feet to a 15-foot alley.

Being the same property conveyed to Alfred E. Hosse by Warranty Deed dated July 1, 1974, of record in Book 4830, page 451, Register's office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,477.28

Subscribed and sworn to before me, this the 10th day of January 19 75

Affiant Augusta Mayes Jr.

My commission expires: 6-1-77 (Affix Seal)

Notary Public Alan C. Jackson

This is improved (X) unimproved ( ) property, known as 530 Veritas Street, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

AUGUSTA MAYES, JR.

his

~~(successors)~~, *heirs and assigns forever.* *covenant that* *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for any and all unpaid property taxes and the Deed of Trust set out above, all of which are hereby assumed by Grantee Grantor *further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to said real estate to said* AUGUSTA MAYES, JR.

his

~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* *this* 10th *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALFRED E. HOSSE

Alfred E. Hosse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth Kemp, a Notary Public in and for said County and State, Alfred E. Hosse

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

Witness my hand and official seal at Nashville Tennessee this 10th day of January, 19 75

Elizabeth Kemp Notary Public

Commission expires 5/20/78

ELIZABETH KEMP NOTARY PUBLIC DAVIDSON COUNTY

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.....

JAN 13 75 CONV 13,477.28
JAN 13 75 S'TAX A* 35.10
JAN 13 75 PR'FEE A* .50
JAN 13 75 W'DEED A* 4.00 * 39.60

WARRANTY DEED

FROM
Alfred E. Hosse
TO
Augusta Mayes, Jr.

C 8 4 1 1 7

IDENTIFICATION REFERENCE

JAN 13 9 41 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE