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WARRANTY DEED

This instrument was prepared b
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROSEMARIE ASHBURN	Hamilton Mortgage Corp.	GO-06611
(NAME)	(NAME)	
440 Janette Dr.	6065 Roswell Road N. E. Suite	Map 33-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 228	
Goodlettsville, Tenn.	Atlanta, Fa. 30328	Par. 114
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------

----------AND NO/00---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, part of which is the assumption of one certain trust deed dated 3-19-73 and filed for record 3-19-73 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4691, Page 221, and note of even date thereby secured, in the original principal amount of $19,050.00 payable to Hamilton Mortgag Corporation which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Howard G. Forsythe and wife, Vicky C. Forsythe under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

HOWARD G. FORSYTHE AND WIFE, VICKY C. FORSYTHE, hereinafter called Grantors.
have this day bargained and sold, and do hereby transfer and convey unto the said

ROSEMARIE ASHBURN, hereinafter called Grantee, her

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Gateway Section I, of record in Plan Book 3300, Pages 39 and 40, Register's Office for said County.

Said Lot No. 16 fronts 81 feet on the northerly margin of Janette Avenue and extends back 122 feet on the easterly line and 211.8 feet on the westerly line to a dead line in the rear measuring 108.1 feet thereon.

BEING the same property conveyed to Howard G. Forsythe and wife, Vicky C. Forsythe by deed from Lilburn M. Carter, et ux, as of record in Book 4691, Page 219, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13TH **day of** JANUARY **, 19**76

Howard G. Forsythe
(HOWARD G. FORSYTHE)

Vicky C. Forsythe
(VICKY C. FORSYTHE)

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* HOWARD G. FORSYTHE AND WIFE, VICKY C. FORSYTHE

the within named bargainor....., 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 Hendersonville *Tennessee, this* 13 *day of* Jan, *19* 76.

Paulette P. Oldham *Notary Public*

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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.....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 25,016.69

Subscribed and sworn to before me, this the 13 day of Jan, 19 76

Affiant Rosemary G. Ashburn

My commission expires: 1-22-79 (Affix Seal)

Notary Public Paulette P. Oldham

JAN 16 76 CONV 25,016.69

JAN 16 76 S'TAX B* 65.00

JAN 16 76 PR'FEE B* .50

JAN 16 76 W'DEED B* 4.00 * 69.50

WARRANTY DEED

FROM

HOWARD G. FORSYTHE, ET UX

TO

ROSEMARIE ASHBURN

D 32367

IDENTIF. REFERENCE

JAN 16 9 29 AM '76

FELIX Z. WINSTEAD REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989