THIS INSTRUMENT PREPARED BY

David B Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5003 PAGE 751

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 128-10-7 | BOB J. HOSKINS, ET UX | J.I. Kislak Mortgage Corp.<br>1101 Brickell Avenue<br>Miami, Florida 33131 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 14248 |
| 9D-57480 | 7905 Stallion Avenue | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by, the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated October 23, 1969, in the original principal sum of $21,700.00 payable to J. I. Kislak Mortgage Company, as set forth therein, said note being secured by a deed of trust executed by Robert E. Norman and wife, to J. H. Foley, Jr., Trustee, of record in Book 4374, page 758, said Register's Office; the grantees further hereby assumes the obligations of Robert E. Norman and wife, 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,
JAMES E. McKEE AND WIFE, MARGARET S. McKEE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOB J. HOSKINS AND WIFE, BARBARA S. HOSKINS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30 on the Plan of Stacy Square, Section II, of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 30 fronts 75.0 feet on the southwesterly side of Stallion Drive and extends back 112.0 feet on the northeasterly line and 132.6 feet on the southwesterly line, to a dead line in the rear, which is a broken line, measuring a total of 116.0 feet thereon.

Being the same property conveyed to James E. McKee and wife, Margaret S. McKee by deed from Robert E. Norman and wife, Celia F. Norman, of record in Book 4733, page 237, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to restrictions of record in Book 4265, page 777, and amended in Book 4379, page 833, said Register's Office.

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, except as hereinbefore stated and for 1976 taxes which Grantees herein assume and agree to pay.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of March, 1976.

James E. McKee
JAMES E. McKEE

Margaret S. McKee
MARGARET S. McKEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Bracewell, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. McKee and wife, Margaret S. Mckee,

the bargainor(s), 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, the 4th day of March, 19 76.

My commission expires: 4-23-78

Douglas A. Bracewell
Notary Public

MAR-8 76 CONV 33,947.91
MAR-8 76 STAX B* 69.14
MAR-8 76 PR'FEE B* .50
MAR-8 76 M'DEED B* 4.00 *

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:
$ 33,947.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Bracewell
Notary Public

D 39310

WARRANTY DEED

DBH:jpf

FROM

JAMES E. McKEE AND WIFE, MARGARET S. McKEE

TO

BOB J. HOSKINS AND WIFE, BARBARA S. HOSKINS

IDENTIF. REFERENCE

MAR 8 3 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public