Prepared by:
Bass Cummings Chumney
& Berry, Attys
1st Amer Centre
Nash-Tn 150-1
97
PW

Address New Owner and
Send Tax Bills To:

American Mortgage Insurance Company
3948 Browning Place
Raleigh, North Carolina 27611

BOOK 5006 PAGE 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Roselle Savings and Loan Association (the Grantor), a state chartered savings and loan association, has bargained and sold, and by these presents does transfer and convey unto American Mortgage Insurance Company (the Grantee), its successors and assigns, a certain tract or parcel of land, lying and being situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 263 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 80 feet on the southwesterly margin of Mossdale Drive and extends back 114.0 feet on the southeasterly line and 149.0 feet on the northwesterly line to a line in the rear measuring 87.32 feet thereon.

Being the same property conveyed to Roselle Savings and Loan Association by Successor Trustee's Deed from J. Greer Cummings, Jr., Successor Trustee, of record in Book 4976, page 909, 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 said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, except as follows:

1. 1976 real property taxes, which have been assumed by the Grantee;

2. Restrictions of record in Book 3836, page 23, Register's Office for Davidson County, Tennessee;

3. Owner's certificate, 30-foot minimum building set-back line from Mossdale Drive, a 10-foot easement for public utilities and drainage along the rear and southeast side lines of said lot, and a 2.5 foot x 30 foot utility anchor easement located on the west front corner of said lot - all as shown on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

4. Zoning Ordinances, restrictions of record, if any, and such state of facts as an accurate survey of the premises would reveal.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 9th day of March, 1976.

ROSELLE SAVINGS AND LOAN ASSOCIATION

By John R. Kliner
John R. Kliner, President

ATTEST:
Frances E. Hunter
Frances E. Hunter, Secretary

STATE OF NEW JERSEY

COUNTY OF UNION

Before me, Herbert C. Colyer, a Notary Public in and for the State and County aforesaid, personally appeared John R. Kliner and Frances E. Hunter, with whom I am personally acquainted,

and who upon oath acknowledged themselves to be the President and Secretary of Roselle Savings and Loan Association, the within named bargainor, a state chartered Savings and Loan Association, and they, as such President and Secretary _____, being authorized so to do, executed the foregoing instrument by signing the name of the Association by John R. Kliner _____ as President and attesting the same by Frances E. Hunter as Secretary.

Witness my hand and official seal at office in Roselle, New Jersey, this the 9th day of March, 1976.

HERBERT C. COLYER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 25, 1979

Notary Public

My Commission Expires: October 25, 1979

HERBERT C. COLYER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 25, 1979

D 40497

IDENTIF. REFERENCE

MAR 17 10 43 AM '76

FEE
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,035.77.

J. Shreve Cummings, Jr.
Affiant

Subscribed and sworn to before me this 17th day of March, 1976.

Margaret Ann Lagard
Notary Public

My Commission Expires: 1-29-78

NOTARY PUBLIC
MARGARET ANN LAGARD
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES

MAR 17	CONV	35,035.77			
MAR 17	S'TAX		B*	91.00	
MAR 17	PR'FEE		B*	.50	
MAR 17	W'DEED		B*	6.00	* 97.50