This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

WARRANTY DEED

BOOK 5034 PAGE 44

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Christian, et ux	National Mortgage Company	
(NAME)	(NAME)	
305 Fairfax Avenue	4041 Knight-Arnold Road	104-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	87 PW
Nashville, TN 37212	Memphis, TN 38118	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10----

----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4785, page 133, Register's Office Davidson County, Tennessee to secure the National Mortgage on a note in the original amount of $27,000.00 payable as therein specified, dated January 24, 1974, Delta Title Company, Trustee. Said note and deed of trust was assigned to Tennessee Housing Development Agency of record in Book 4878, page 265, Register's Office Davidson County, Tennessee.

We, Webb Hosse and wife Janice E. Hosse

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

John H. Christian and wife Sue E. Christian

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

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 Webb Hosse and wife Janice E. Hosse by deed from A. M. Hagan, Jr., and wife Mary Watson Hagan, of record in Book 4785, page 131, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,950.00

Subscribed and sworn to before me, this the 7th day of June 19 76

Affiant Sue E. Christian

My commission expires: 2-11-80 (Affix Seal)

Notary Public Earl N. Jones

This is { unimproved ( ) / improved (X) } property, known as 305 Fairfax Avenue, Nashville, Tennessee, 37212
(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

John H. Christian and wife Sue E. Christian

their ~~successors~~,

heirs and assigns forever. We covenant that we are 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 deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said John H. Christian and wife Sue E. Christian their

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

Witness our hand S this 7th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Webb Hosse

Janice E. Hosse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Webb Hosse and wife Janice E. Hosse, the within named 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 7th day of June, 1976.

Earl N. Jones Notary Public

Commission expires 2-11-80

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 7th day of June, 1976.

Earl N. Jones Notary Public

Commission expires 2-11-80

VOID

JUN 10 76 CONV 36,950.00
JUN 10 76 S TAX B* 95.94
JUN 10 76 PB FEE B* .50
JUN 10 76 W DEED B* 4.00 * 100.44

WARRANTY DEED

FROM WEBB HOSSE, ET UX

TO JOHN H. CHRISTIAN, ET UX

D 53181

IDENTIF. REFERENCE

JUN 10 1 11 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238