BOOK 5036 PAGE 763

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

X Virginia B. Grubbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 76

Shirley E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael J. Philbin, Atty., 300 James Robertson Pkwy., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia B. Grubbs (NAME)	Mortgage Associates, Inc. (NAME)	113-14
4820 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E. (STREET ADDRESS)	81
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	6D 23650

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles A. Hostettler and wife, Christina D. Hostettler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia B. Grubbs, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 12 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Corning Drive at the corner of Lots 12 and 13; thence, with the line between said lots northerly 301.8 feet to the line of Lot 11; thence with the line between Lots 11 and 12, westerly 33.2 feet to a point, a corner of the Davies Home Place Lot; thence with the line of said lot southwesterly 216.8 feet to the easterly margin of Lynn Drive; thence with the margin of the same southeasterly around a slight curve, 169.8 feet to the beginning of a curve; thence around said curve, southeasterly 33.2 feet to the north margin of Corning Drive; thence with the margin of the same easterly 104.5 feet to the point of beginning.

Being the same property conveyed to Charles A. Hostettler and wife, Christina D. Hostettler by deed from Luther L. Harwell and wife, Betty J. Harwell of record in Book 5033, page 106 Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance, the Grantee agrees to assume the balance due and owing Mortgage Associates, Inc., on a promissory note secured by a Deed of Trust of record in Book 4870, page 933, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4820 Lynn Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of June, 19 76

X Charles A. Hostettler
Charles A. Hostettler

X Christina D. Hostettler
Christina D. Hostettler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Charles A. Hostettler and wife, Christina D. Hostettler

the 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 17th day of June 19 76

Commission expires 11-6-79

Shirley E. Jackson
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Charles A. Hostettler et ux

TO
Virginia B. Grubbs, unmarried

D 54430

IDENTIF. REFERENCE

JUN 18 9 44 AM '76

FEE ... REGISTER
DAVIDSON CO. TENN.

Mail Shirley E. Jackson
600 C. Spurlock Bldg
Nashville Tenn

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 18 76	CONV	32,900.00			
JUN 18 76	S'TAX		B*	85.54	
JUN 18 76	PR'FEE		B*	.50	
JUN 18 76	W'DEED		B*	4.00	* 90.04