FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,950.00

Freda S. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1976.

Notary Public

MY COMMISSION EXPIRES: 2/2/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney (NAME) 503 Stahlman Bldg., Nashville, Tennessee. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freda S. Estes (NAME)	First Federal Savings & Loan (NAME)	Map. 43-6
545 Singer Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Ave. North (STREET ADDRESS)	Par. 281
Madison, Tennessee. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37219 (CITY) (STATE) (ZIP)	

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 R. HOOSIER AND WIFE, JUDY N. HOOSIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDA S. ESTES

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. 166 on the Plan of Madison Park, Section 7, of record in Book 4300, page 84, Register's Office for said County.

Said Lot No. 166 fronts 65 feet on the northerly side of Singer Drive and extends back 138.9 feet on the easterly line and 139.6 feet on the westerly line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Charles R. Hoosier and wife, Judy N. Hoosier, by deed from Ronald H. Rittenberry and wife, Valinda J. Rittenberry, which is of record in Book 4830, page 937, said Register's Office.

This conveyance is subject to a first mortgage note in the original principal sum of $24,500.00, payable to the order of First Federal Savings and Loan Association of Nashville and secured by Deed of Trust executed by Charles R. Hoosier and wife, Judy N. Hoosier to T. I. Holman, Jr., Trustee as of record in Book 4830, page 939, Register's Office for Davidson County, Tennessee. The Grantee herein assumes and agrees to pay said indebtedness as it becomes due and payable. The 1976 Metro property taxes are assumed by the Grantee who agrees to pay when due. This conveyance is also subject to restrictive covenants as of record in Book 4487, page 188, and easements, setback lines, and an owner's certificate on the Plat of record in Book 4300, page 84, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 545 Singer Drive, Madison, Tennessee. 37115
(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 5th day of August, 1976

Charles R. Hoosier
Charles R. Hoosier

Judy N. Hoosier
Judy N. Hoosier

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Hoosier and Judy N. Hoosier

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 5th day of August 1976.

Commission expires 2/3/78

Howard T. Weaver
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____, and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

D 6 1 8 9 3

IDENTIF. REFERENCE

AUG 5 9 46 AM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Charles R. Hoosier and wife,

TO
Judy N. Hoosier

Freda S. Estes

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-5%	CONV	28,950.00				
AUG-5% S'TAX			B*	75.14		
AUG-5% PR'FEE			B*	.50		
AUG-5%	W'DEED		B*	4.00	*	79.64