This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

MAIL TO

# WARRANTY DEED

BOOK 5077 PAGE 319

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CURTIS G. DOSS, ET UX | Noel Palmer Mortgage Company | Map 72-11 |
| (NAME) 1703 Litton Avenue | (NAME) Stahlman Building | Parcel 447 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | 15 D 56665 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ---------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4156, page 626, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

JAMES A. EVANS AND WIFE, MARGARET C. EVANS, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* CURTIS G. DOSS AND WIFE, LENA M. DOSS, hereinafter referred to as Grantees, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 40 feet of Lot No. 112 and the westerly 15 feet of Lot No. 113 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.
Said parts of said Lots 112 and 113 adjoin and front together 55 feet on the northerly side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James A. Evans and wife, Margaret C. Evans, by deed from Leonard Leslie Graham and wife, Nannie Tee Graham, of record in Book 4156, page 617, Register's Office for Davidson County, Tennessee.

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 5th day of October, 19 76

Affiant Ruby Jane Brown

My commission expires: 2/23/78 (Affix Seal)

Notary Public Thomas E. Stewart

This is improved (XX) unimproved ( ) property, known as 1703 Litton Avenue, Nashville, Tennessee (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* grantees, 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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness our hand s this* 5th *day of* October, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James A. Evans

Margaret C. Evans

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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, JAMES A. EVANS AND WIFE, MARGARET C. EVANS, 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 Madison, Tennessee, this 5th day of October, 19 76.

Notary Public

Commission expires 7/25/78

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 _____ day of _____, 19____.

Notary Public

Commission expires _____

OCT 12 76 CONV 21,000.00
OCT 12 76 S'TAX B* 54.60
OCT 12 76 PR'FEE B* .50
OCT 12 76 W'DEED B* 4.00 * 59.10

WARRANTY DEED
FROM
JAMES A. EVANS, ET UX
TO
CURTIS G. DOSS, ET UX

D 72047

IDENTIF. REFERENCE

OCT 12 3 27 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
228 Madison St.
MADISON, TENNESSEE 37115