WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

Charles W. Hosse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1977.

Clara E. Gupton
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law offices of J. K. Woodard, 223 Madison St., Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hosse et ux (NAME)	Same (NAME)	Map 83-2
1307 Chapel Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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~~ I, Cornelia O. Stewart, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Hosse and wife, Verndell N. Hosse,

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:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 28 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County, described from a copy of a survey made by Z. J. Wilkinson, Surveyor, April 23, 1951, as follows: Beginning at an iron pin in the southwesterly margin of Chapel Avenue, at the intersection of said Avenue, and the north margin of a 20 foot alley, the original southeast corner of Lot No. 28; thence with said alley, west 126.9 feet to an iron pin at the common south corners of Lots Nos. 28 and 29; thence with the line between said lots, northwardly 50 feet to an iron pin; thence northeastwardly with a fence line 96 feet to an iron pin in said margin of Chapel Avenue; thence with said margin of said Avenue, southeastwardly 72.8 feet to the point of beginning.

Being the same property conveyed to Robert A. Stewart and wife, Cornelia O. Stewart, by deed from J. R. Gwaltney and wife, Lorena E. Gwaltney, of record in Book 3849, page 726, Register's Office for Davidson County, Tennessee.
The said Robert A. Stewart having since died.

This is unimproved ( ) improved (X) property, known as 1307 Chapel Ave., 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 my hand this 26th day of January, 1977

Cornelia O. Stewart

CORNELIA O. STEWART

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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, the within named Cornelia O. Stewart

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 26th day of January, 1977

Charles P. Clinton Notary Public

Commission Expires 11-7-79

CHARLES P. CLINTON NOTARY PUBLIC AT LARGE ILLINOIS

STATE OF
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 purpose 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

FEB-27 CONV 11,500.00
FEB-27 S'TAX B* 29.90
FEB-27 PR'FEE B* .50
FEB-27 W'DEED B* 4.00 * 34.40

WARRANTY DEED

FROM Cornelia O. Stewart

TO Charles W. Hosse et ux

TITLE INSURED BY POLICY NUMBER:

D 8 7 6 7 1

The Associates, Inc. Title Service Division of Security '77

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE Company of New York