BOOK 5136 PAGE 345

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

27,000.00

James H Hosey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL A.D., 19 77.

Notary Public

MY COMMISSION EXPIRES: [illegible] 25, 19[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Hosey (NAME)	Community Mortgage Corporation (NAME)	61-6
4111 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	8100 S.W. 81st Drive, Suite 2220 (STREET ADDRESS)	96
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33143 (CITY) (STATE) (ZIP)	12D 11510

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, William B. Kane and wife Judith M. Kane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Hosey and wife Aletha J. Hosey

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 Lot No. 137 and the southerly 10 feet of Lot No. 136 on the Plan of Maplewood Heights Subdivision as of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 and part of Lot No. 136 front together 110 feet on the westerly margin of Edwards Avenue and extends back between parallel lines 300 feet to a line in the rear measuring 110 feet thereon. Being the same property conveyed to William B. Kane and wife, Judith M. Kane by deed from Estel Sloan and wife, Ruby A. Sloan as of record in Book 4387, page 624 Register's office for Davidson County, TN.

This conveyance is made subject to the 1977 taxes a lien but not due and payable to be assumed by the grantees, also, restrictive covenants as of record in Book 3248, Page 511 of Said County, also, Metro Water and Sewer Easement as of record in Book 4259, page 919, Register's office for Said County.

This is unimproved ( ) improved ( ) property, known as 4111 Edwards Avenue Nashville, TN 37216
(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 hand s this 8TH day of APRIL, 19 77

William B. Kane — William B Kane

Judith M. Kane — Judith M Kane

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public of and for said County and State, the within named William B. Kane and wife Judith M. Kane

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 8TH day of APRIL, 19 77

Commission expires ~~My Commission Expires August 15, 1979~~

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the (they) 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~~0~~

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William B. Kane

TO
James H. Posey

D 98854

IDENTIF. REFERENCE

APR 15 9 15 AM '77

FEE REGISTER
DAVIDSON CO. TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

APR 15 77	CONV	27,900.00			
APR 15 77	S'TAX		B*	72.54	
APR 15 77	PR'FEE		B*	.50	
APR 15 77	W'DEED		B*	4.00	* 77.04