BOOK 5159 PAGE 371 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30895

x Rable Vaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 1977.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RABLE C. VADEN (NAME)	MAJESTIC INVESTMENT CO. OF DENVER (NAME)	
235 BONNACROFT DR. (STREET ADDRESS OR ROUTE NUMBER)	2420 WEST 26TH AVE. (STREET ADDRESS)	75-9
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	DENVER, COLORADO 80211 (CITY) (STATE) (ZIP)	138

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, JIMMY JOE STAMPS AND WIFE, ELSIE W. STAMPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RABLE C. VADEN

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. 147 ON THE PLAN OF HERMITAGE HILLS, AS OF RECORD IN BOOK 2900, PAGE 48, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 147 FRONTS 95 FEET ON THE EASTERLY SIDE OF BONNACROFT DRIVE AND RUNS BACK 122.6 FEET ON THE NORTHERLY LINE AND 175 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 82.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO JIMMY JOE STAMPS AND WIFE, ELSIE W. STAMPS BY DEED FROM GEORGE R. SEXTON AND WIFE, LINDA S. SEXTON, AS OF RECORD IN BOOK 4868, PAGE 776, SAID REGISTER'S OFFICE.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED JANUARY 22, 1973, AND FILED FOR RECORD JANUARY 23, 1973, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4674, PAGE 208, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $19,500.00 PAYABLE TO MORTGAGE ASSOCIATES, INC. WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTORS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION OF THE EXTENT OF ANY CLAIM (***OVER)

This is unimproved ( ) improved (X) property, known as 235 BONNACROFT DRIVE, HERMITAGE, TN. 37076
(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 JUNE, 19 77

Elsie W. Stamps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JIMMY JOE STAMPS AND WIFE, ELSIE W. STAMPS

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 8 day of JUNE 1977

Commission expires 11-12-80

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (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 _____

(his oath) (himself) (they)

JUN 15- 30,895.00
JUN 15- STAX B* 80.34
JUN 15- PRFEE B* .50
JUN 15- WDEED B* 4.00 * 84.84

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JIMMY JOE STAMPS ET UX

TO
RABLE C. VADEN

E 0 9 1 5 2

IDENTIF. REFERENCE

JUN 15 11 10 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

***PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.