s Instrument Prepared By:
VID S. HERBERT

BOOK 5218 PAGE 206

e, Kelley, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
71-12-55 & 56	William L. Kostar	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12DA42052&42054	1834 Joy Circle	100435 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV-3[illegible]	CONV	35,000.00			
NOV-3[illegible]	S'TAX		B*	91.00	
NOV-3[illegible]	PR'FEE		B*	.50	
NOV-3[illegible]	W'DEED		B*	4.00	* 95.50

John Walter Goff, unmarried
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William L. Kostar

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, all of Lot No. 20 except a small triangle out of the northerly corner thereof, and a triangular part of Lot No. 21 on the Plan of Joywood , as of record in Book 974, page 45, Register's Office for said County, described according to a survey made by John Kohl, dated September 26, 1977, as follows: BEGINNING at a stake in the southerly margin of Joy Circle at a turn in said Circle, being the common corner of Lots Nos. 18 and 19; thence with the line between said lots, southerly 150 feet to the northerly margin of Marshall Street; thence with the margin of the same, easterly 200 feet to a point 148 feet west of Jones Avenue, being the common corner of Lots 19 and 20; thence along the easterly line of Lots 20 and 21 northerly parallel to Jones Avenue, 218 feet to a point which is 80 feet north of the common corner of Lots 20 and 21; thence westerly 154.5 feet to a stake in the easterly margin of Joy Circle, which stake is 11.33 feet southwest of the common corner of Lots 20 and 21; thence with the margin of Joy Circle, southwesterly 92.47 feet to the point of beginning.

Being the same proeprty conveyed to John Walter Goff, by deed from Faye L. Lee, as of record in Book 4664, page 5, said Register's Office.

The Grantor by execution of this instrument acknowledges that the deed of record in Book 4664, page 5 has been corrected by a Deed of Correction being recorded simultanesouly herewith executed by Faye L. Lee and grantor ratifys and confirms said Deed of Correction and accepts the same in refirmation and correction of said former deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of October , 1977.

John Walter Goff

John Walter Goff

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John Walter Goff, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of October, 1977.

My commission expires: 4/23/78

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1977

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

E 34813

IDENTIF. REFERENCE

Nov 3 9 46 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

WARRANTY DEED

FROM John Walter Goff

TO William L. Kostar

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public