Prepared by: Buck, Baker, & Baker, Attorney
618 United American Bank Bldg.
Nashville, TN 37219

BOOK 5330 PAGE 495

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Grams and wife, Mary Ann Grams	Mortgage Corp of South	71-12
(NAME)	(NAME)	Par 55 & 56 JW
1834 Joy Circle	P. O. Box 10726	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12 DA-420 52
Nashville, TN 37207	Birmingham, AL 35202	12 DA-420 54
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100-------($10.00)---------- *Dollars,*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged:

William L. Kostar

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles E. Grams and wife, Mary Ann Grams, their

~~XXXXX~~ (successors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, 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 saidCounty, 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 149 feet west of Jones Avenue, being the common corner of Lots Nos. 19 and 20; thence along the easterly line of Lots Nos. 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 Nos. 20 and 21; thence with the margin of Joy Circle, southwesterly 92.47 feet to the point of beginning.

Being the same property conveyed to William L. Kostar by deed from John Walter Goff, unmarried, of record in Book 5218, page 206, R. O. D. C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $40,803.39

Subscribed and sworn to before me, this the 25th day of August, 1978

Affiant

My commission expires: July 18, 1982

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1834 Joy Circle, Nashville, TN
(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

Charles E. Grams and wife, Mary Ann Grams, their

~~XXXXX~~ (successors),

heirs and assigns forever. Grantor *covenant that* they 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.*

Grantor *further covenant and bind* themselves and their ~~XXXXXX~~ representatives, *to warrant and forever defend the title to said real estate to said* Charles E. Grams and wife, Mary Ann Grams, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 25th *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William L. Kostar

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William L. Kostar

the within named bargainor....., 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* 25th *day of* August, *19* 78

Linda R. Belcher
Notary Public

Commission expires July 18, 1982

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.....

AUG 28 78 CONV 40,803.39
AUG 28 78 S'TAX B* 106.08
AUG 28 78 PR'FEE B* .50
AUG 28 78 W'DEED B* 4.00 * 110.58

WARRANTY DEED

FROM William L. Kostar

TO Charles E. Grams and wife, Mary Ann Grams

E 85349

IDENTIFICATION REFERENCE

AUG 28 12 42 PM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
Acme Corporation
Suite 103, 2500 Hillsboro
Nashville, TN 37212

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS