BOOK 5330 PAGE 806

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

William L. Mosier, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 1978

Notary Public

MY COMMISSION EXPIRES: 11-6-78

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Mosier, Jr. (NAME)	Engel Mortgage Company, Inc. (NAME)	75-13
308 Bonnacroft Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 647 (STREET ADDRESS)	188
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	4D 32048

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 Randall J. Martin and wife Neca R. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Mosier, Jr. and wife Amy C. Mosier

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. 88 on the Plan of Hermitage Hills, Section 1, of record in Book 2900 page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 70.0 feet on the southerly margin of Bonnacroft Drive and extends back between lines measuring 143.4 feet on the dwesterly side and 150.5 feet on the easterly side to a dead line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Randall J. Martin by deed from John Robert Wyatt of record in Book 5076, page 556, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved (XX) improved property, known as 308 Bonnacroft Dr. (House Number) (Street) Hermitage, Tenn. 37076 (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 hands this 25TH day of AUGUST, 1978

Randall J. Martin Randall J. Martin

Neca R. Martin Neca R. Martin

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, the within named Randall J. Martin and wife Neca R. Martin

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 25TH day of AUGUST, 19 78

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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) (his oath) acknowledged (themselves) (himself) 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 (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 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Randall J. Martin

TO William L. Mosier, Jr.

E 85508

IDENTIF. REFERENCE

AUG 28 3 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

AUG28	CONV	37,000.00			
AUG28	S'TAX		B*	96.20	
AUG28	PRTFEE		B*	.50	
AUG28	WDEED		B*	4.00	* 100.70