SEND TAX BILLS:

~~MORTGAGE ASSOCIATES~~
Churchill Mortage Co.
1835 Savoy Dr., N.E. Suite 300
Atlanta, Ga 30341

Map Parcel 11D 58604
43-6-289

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

BOOK 5338 PAGE 448

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WILLIAM D. ROSE AND WIFE, WANDA K. ROSE, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto PATRICIA A. W. BESS, hereinafter called the GRANTEE, her heirs and assigns forever, the following described property, to wit:

Being Lot No. 158 on the Plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William D. Rose and wife, Wanda K. Rose by deed from Willie E. Warren and wife, Carolyn Warren of record in Book 5091, Page 416 , Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5091, Page 418 , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are 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 as herein provided.

SEP 15 98	CONV	40,000.00			
SEP 15 98	S'TAX		B*	104.00	
SEP 15 98	PR'FEE		B*	.50	
SEP 15 98	W'DEED		B*	4.00	* 108.50

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 8 day of September, 1978.

William D. Rose
WILLIAM D. ROSE

Wanda K. Rose
WANDA K. ROSE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named WILLIAM D. ROSE AND WIFE, WANDA K. ROSE, the bargainor 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 Hendersonville, Tennessee, this the 8th day of September, 1978.

Patsy Ruth Haskins
NOTARY PUBLIC

My Commission Expires:
12-23-78

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 40000.00.

Patricia A. W. Bass
AFFIANT

Subscribed and sworn to before me, this the 8th day of September, 1978.

Patsy Ruth Haskins
NOTARY PUBLIC

My Commission Expires:
12-23-78

SUMNER COUNTY, TENNESSEE
PATSY HASKINS
NOTARY PUBLIC
STATE AT LARGE

E 89000

IDENTIF. REFERENCE

SEP 15 3 00 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.