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FORM NO. WD-1

Prepared according to information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Michael P. Hosey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 1978.

Dana N. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael P. Hosey et ux (NAME)	Marsh Mortgage Company (NAME)	Map 24 Par. 9
Rt. 3 Box 337A Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	2448 Park Road, Box 4329 (STREET ADDRESS)	
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Charlotte, N. C. 28204 (CITY) (STATE) (ZIP)	10D-09070

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, Grady Stewart and wife, Janice M. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Hosey and wife, Charlene Hosey

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:

BEGINNING at a point on the Northerly margin of a permanent right of way for Ingress and Egress of record in Book 2393, Page 194; thence North 1 Deg. 33' West 399.53 feet to a point thence North 87 Deg. 00' West 222.00 feet to a point; thence North 85 Deg. 17' 40" West 356.85 feet to a point; thence South 3 Deg. 41' West 519.41 feet to a point; thence North 74 Deg. 54' 30" East 372.64 feet to a point; thence South 85 Deg. 50' East 260.6 feet to a point; said Property bounds on the West by the Woodard Property; on the North by the Head & Jones Property; on the East by the Cummings Property; and on the South by the Allen and Black Property, containing 6.0 acres.

BEING the same property conveyed to Grady Stewart and wife, Janice M. Stewart by deed of record in Book 4637, Page 512. A Deed of Correction is recorded in Book 4863, Page 618, 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 dated September 7, 1972, and filed for record September , 1972, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4637, page 514, and note of even date thereby secured, in the original principal amount of $18,000.00 payable to Mortgage Associates, Inc, which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Grady Stewart and wife, Jamice M. Stewart under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS conveyance is subject to such easements, setback lines or restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (xx) improved property, known as Rt. 3, Box 336 (House Number) Lickton Pike (Street) Goodlettsville, Tn. 37072 (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 1st day of December, 1978

Grady Stewart
Grady Stewart

Janice M Stewart
Janice M. Stewart

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady Stewart and wife, Janice M. Stewart

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 1st day of December, 19 78

Commission expires 7/19/81

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____

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

My commission expires _____

Notary Public

F.0 3 4 2 0

WARRANTY DEED

FROM Grady Stewart and wife, Janice M. Stewart

TO Michael P. Hosey and wife, Charlene Hosey

IDENTIF. REFERENCE

DEC 5 11 47 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

DEC-5 78	CONV	39,000.00			
DEC-5 78	S'TAX		B*	101.40	
DEC-5 78	PR'FEE		B*	.50	
DEC-5 78	W'DEED		B*	4.00	* 105.90