WARRANTY DEED

BOOK 5375 PAGE 622

FROM DONALD R. BOGGUSS AND WIFE, BERNICE BOGGUSS

ADDRESS NEW OWNER(S) AS FOLLOWS:	ANNA D. ROSENBERG, A WIDOW Apartment 206, Harding House Condominium, 4200 Harding Roa Nashville, Tennessee 37205
SEND TAX BILLS TO:	FIDELITY FEDERAL MORTGAGE 401 Union Street Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS.	103-12A-7

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS December 14, 1978 DATE

NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND NO/100---- ----------($10.00)---------- DOLLARS

cash in hand paid by Anna D. Rosenberg, a widow, and other good and valuable considerations, receipt of which is hereby acknowledged and the agreement by the said Anna D. Rosenberg, a widow to assume and agree to pay the unpaid balance of a loan in the original principal amount of $22,000.00 to Fidelity Federal Savings & Loan Association, secured by a deed of trust of record in Book 5193, page 520, REgister's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions state therein.

DONALD R. BOGGUSS AND WIFE, BERNICE BOGGUSS GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

ANNA D. ROSENBERG, A WIDOW

her their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Apartment No. 206, The Harding House, a condominium of record in Book 4675, page 60, as amended in Book 4860, page 82, Register's Office for Davidson County, to which plan and to Exhibit "A-1" of the Master Deed and By-Laws of record in Book 4759, page 665, as amended in Book 4979, page 944, reference is hereby made for a more complete and accurate description of said property.

Being part of the property conveyed to Donald R. Bogguss and wife, Bernice Bogguss by deed from Allan Murphy and wife, Josephine Murphy of record in Book 5193, page 518, Register's Office for Davidson County, Tennessee.

DEC 15 78	CONV	39,300.00			
DEC 15 78	S'TAX		B*	102.18	
DEC 15 78	PR'FEE		B*	.50	
DEC 15 78	W'DEED		B*	4.00	* 106.68

unimproved ( )
This is improved (X) property, known as Apt. 206, Harding House, 4200 Harding Road, Nashville, Tennessee 37205
Number Street City State 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 GRANTEE her heirs, successors and assigns, forever.

AND we do covenant with the said GRANTEE 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 except of record.

AND GRANTORS do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE her heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 14th day of December, 19 78

DONALD R. BOGGUSS

BERNICE BOGGUSS

{STATE OF TENNESSEE : COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named DONALD R. BOGGUSS AND WIFE, BERNICE BOGGUSS

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

WITNESS my hand and official seal at Nashville (City) Tennessee (State)

this 14th day of December 19 78

12-15-81
Comission Expires

Notary Public

CLYDE P. HOLLAND NOTARY PUBLIC STATE OF TENNESSEE LARGE

(AFFIX SEAL)

{STATE OF : COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN. DEC 15 12 21 PM '78

IDENTIF. REFERENCE →

F.O. 5 3 8 5