BOOK 5390 PAGE 523

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,271.44

Virginia Hammock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 19 79.

Notary Public

MY COMMISSION EXPIRES: 4/22/81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Hammock (NAME)	Exchange Bond & Mortgage Corporation (NAME)	4D 32354
214 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	74-16
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	28

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, Minnie J. Boswell and Robert L. Boswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Hammock

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:

BEING Lot No. 447 on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Minnie J. Boswell and Robert L. Boswell, by deed of record in Book 5326, Page 307, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3222, Page 154, Register's Office for Davidson County, Tennessee, and any existing easements.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 5326, Page 309, Register's Office for Davidson County, TN, to Exchange Bond & Mortgage Corporation, in the amount of $39,271.44.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

This is improved (X) unimproved ( ) property, known as 214 Bonnabrook Drive (House Number) (Street) Hermitage, TN 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 hand s this 26 day of January, 19 79

MINNIE J. BOSWELL: Minnie J. Boswell

ROBERT L. BOSWELL: Robert L. Boswell

D08220 PG 254

BOOK 5390 PAGE 524

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie J. Boswell et ux Robert L. Boswell

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 Hermitage, Tennessee, this 26 day of January 19 79

Commission expires 1/21/81

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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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

WARRANTY DEED

FROM
Minnie J. Boswell

TO
Virginia Hammock

F. I. L. E. D.

IDENTIF. REFERENCE

JAN 30 8 56 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JAN 30 79	CONV	44,271.41			
JAN 30 79	S'TAX		B*	115.18	
JAN 30 79	PR'FEE		B*	.50	
JAN 30 79	W'DEED		B*	4.00	* 119.68

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076