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BOOK 5394 PAGE 232

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,461.06

Sadie Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEA HAZEL OSBORNE et ux (NAME)	National Homes Acceptance Corp. (NAME)	15DA-48705
2102 Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 250 (STREET ADDRESS)	83-7
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Lafayette, Indiana 47902 (CITY) (STATE) (ZIP)	112

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, STEVEN WAYNE ALLEN and wife, PAULA J. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEA HAZEL OSBORNE and wife, SADIE MAI OSBORNE

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. 11, Block "A" on the plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for said County.

SAID Lot No. 11 fronts 70.0 feet on the westerly margin of Powers Avenue and extends back 233.0 feet on the northerly line and 276.0 feet on the southerly line to a dead line in the rear, measuring 80.0 feet, more or less, thereon.

BEING the same property conveyed to Steven Wayne Allen and wife, Paula J. Allen by deed from Willis Gilliam and wife, Phyllis J. Gilliam of record in Book 5241, page 995, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Baker Mortgage Corporation of record in Book 5142, page 997, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 705 Powers Avenue, Nashville, TN 37206
(House Number) (Street) (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 9th day of February, 1979

Steven Wayne Allen

Paula J. Allen

Steven Wayne Allen

Paula J. Allen

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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 Steven Wayne Allen and wife, Paula J. Allen

the bargainors, 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 9th day of February 1979

Commission expires 11-17-80

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
STEVEN WAYNE ALLEN et ux

TO
BEA HAZEL OSBORNE et ux

F. I. 3666

IDENTIF. REFERENCE

FEB 12 10 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Box 1, Box 8 (dj)

WILKINS, ADAMS, ~~WREMS~~ & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219