This instrument prepared by:
TRAUTMAN & TRAUTMAN
Attorneys at Law
5100 Stanford Dr.
Nashville, Tn. 37215

BOOK 5453 PAGE 20

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bills To:	Map Parcel Numbers:
Gary F. Vanosdale and wife, Pamela J. Vanosdale 4003 Newman Place Nashville, Tennessee	Same	Map 132-2 Parcel 53

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owed to The Independent Life and Accident Insurance Company, a Florida corporation, on a promissory note in the original principal amount of $88,500.00 secured by a deed of trust on the subject premises to Keith B. Simmons, Trustee, of record in Book 5362, Page 869, Register's Office for Davidson County, Tennessee, which the said Grantees agree to assume and pay with interest, etc. as specified in said note and deed of trust and according to all of the terms, conditions, restrictions, and limitations contained in said note and deed of trust to which reference is here made, I, Katharine F. Crosthwait, a widow who has not remarried, hereinafter called the Grantor, have this day bargained and sold, and do hereby transfer and convey unto Gary F. Vanosdale and wife, Pamela J. Vanosdale, hereinafter called the Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the Revised Plat of parts of Thompson's Glen Leven Subdivision made October 1934, by W. B. Southgate, Surveyor, and of record in Plan Book 3, page 20, Chancery Court for Davidson County, Tennessee.

Said Lot No. 23 fronts 250 feet on the westerly side of Newman Place and runs back between parallel lines 340 feet to the line of Lot No. 27 on said Plat.

Being the same property conveyed to Katharine F. Crosthwait by deed from Ruth Hearn Bennett, a widow, of record in Book 5362, Page 867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for right-of-way for telephone line, etc. of record in Book 382, Page 531, Register's Office for Davidson County, Tennessee, and subject to a lien for property taxes for 1979 which have been prorated and assumed by the Grantees.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $165,000.00.

Subscribed and sworn to before me, this the 20th day of June, 1979.

My Commission Expires: [illegible]
(Affix Seal)

Gary F. Vanosdale
Affiant Gary F. Vanosdale

Pamela J. Vanosdale
Affiant Pamela J. Vanosdale

[illegible]
Notary Public

This is improved property, known as 4003 Newman Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except as noted in this instrument. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 20th day of June, 1979.

Katharine F. Crosthwait
Katharine F. Crosthwait

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katharine F. Crosthwait, a widow who has not remarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of June, 1979.

Notary Public

My Commission Expires:

October 15, 1979

F. 356399

IDENTIF. REFERENCE

JUN 20 4 08 PM '79

FELIX Z. ROLLSON II REGISTER
DAVIDSON COUNTY, TENN.

827 [illegible] CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5453 PAGE 22

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

165000.00- CO
425.00 CO TX
.50 PREP.
4.00 WDEED
CHECK 43[illegible].50-
0837A06/20/79 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35639

IDENTIF. REFERENCE T

JUN 20 4 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691730