424 10/2 57.72- ONE C

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,666.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 79

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd. Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Poston et ux (NAME)	The Kissell Company (NAME)	20W-23435
101 Circle Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	71-15
Smyrna, Tn. 37167 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	433

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~~ I, Thomas E. Williams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Poston and wife, Martha Poston

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. 104 on the Plan of Sharpe and Horn's 1st Addition of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Thomas E. Williams by deed from Lorene E. Potts, Fred Branch Carr, Henry O. Carr and Harold E. Carr of record in Book 5393, page 506, Register's Office for Davidson County, Tennessee.

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 deed dated January 31, 1979 and filed for record February 2, 1979 in the office of the recorder of deeds of Davidson County, Tennessee in Book 5393, page 508, and a note of even date thereby secured, in the original principal amount of $16,000.00, payable to The Kissell Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Thomas E. Williams under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1202 STAINBACK AVENUE, NASHVILLE, TENNESSEE 37207
(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 my hand this 12th day of October, 19 79

Thomas E. Williams

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of October 19 79

Commission expires 7/19/81

Irene N. Floyd
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

WARRANTY DEED

FROM

Thomas E. Williams, unmarried

TO

Jerry W. Poston and wife,

Martha Poston

F 5 9 0 9 8

IDENTIF. REFERENCE

Oct 23 10 55 AM '79

FELIX Z. WILCOX JR. REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

19666.62- CO

51.22 CO TX
.50 PRFEE
6.00 WDE D
CHECK 57.72-
0424A10/23/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.E.G.U.S.B.

IDENTIFICATION FEE PAID
Oct 23 10 55 AM '79

No. 720466