SEND TAX BILLS TO: WILLIAM R. HOSTETTLER
2806 Columbine Place
Nashville, Tennessee 37215

THIS INSTRUMENT WAS PREPARED BY:
Jacobs H. Doyle, Attorney
428 Stahlman Building
Nashville, Tennessee 37201

MAP-PARCEL NOS: 117-4-189
24W-12880

W A R R A N T Y D E E D

BOOK 6030 PAGE 196

FOR AND IN CONSIDERATION of cancellation of a certain promissory note, payable to William G. Marks, Jr. and Sandra S. Marks, fully described in an installment deed executed by William G. Marks, Jr., and wife, Sandra S. Marks, to Charles Beauregard and Harvey E. Hoskins, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, we, Charles Beauregard, and wife, Irene Beauregard, and Harvey E. Hoskins, and wife, Arthurine Hoskins, have this day bargained and sold, and by these presents do transfer and convey unto William G. Marks, Jr. and wife, Sandra S. Marks, an eighty per cent (80%) undivided interest in the real estate hereinafter described, and to William R. Hostettler and wife, Monice M. Hostettler, a twenty per cent (20%) undivided interest in the real estate hereinafter described. Said tract of land is situated in Davidson County, Tennessee, described as follows, towit:

> BEING Lot No. 28 in Victoria Place, a plan of which is recorded in Book 332, Page 10, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 28 fronts 62-1/2 feet on the southerly side of Dallas Avenue and runs back between parallel lines 130-1/2 feet to an alley.
>
> BEING the same property conveyed by William G. Marks, Jr. and wife, Sandra S. Marks, to Charles Beauregard and Harvey E. Hoskins, of record in the book and page above set out of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1501 Dallas Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William G. Marks, Jr. and wife, Sandra S. Marks, and William R. Hostettler and wife, Monice M. Hostettler, their heirs and assigns forever.

And we, Charles Beauregard and wife, Irene Beauregard, and Harvey E. Hoskins and wife, Arthurine Hoskins, so covenant with the said William G. Marks, Jr. and wife, Sandra S. Marks, and William R. Hostettler and wife, Monice M. Hostettler, 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 for deed of trust of record in Book 5561, Page 842, Register's Office for Davidson County, Tennessee.

And we, Charles Beauregard and wife, Irene Beauregard, and Harvey E. Hoskins and wife, Arthurine Hoskins, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said William G. Marks, Jr. and wife, Sandra S. Marks, and William R. Hostettler and wife, Monice M. Hostettler, their heirs and assigns aqainst the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 28th day of June, 1983.

H58649

IDENTIF. REFERENCE

JUL 7 9 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Harvey E. Hoskins

Charles Beauregard

Arthurine Hoskins

Irene Beauregard

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 Charles Beauregard, Irene Beauregard, Harvey E. Hoskins, Arthurine Hoskins, 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 the 28th day of June, 1983.

ELIZABETH CAMERON NOTARY PUBLIC DAVIDSON CO.

Leslie Elizabeth Cameron
Notary Public

My Commission Expires: 10-21-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 44,508.92.

F. J. HOSTETTLER NOTARY PUBLIC

Affiant

Sworn to and subscribed before me, this the 7th day of ~~June~~ July, 1983.

Frank J. Hostettler Jr.
Notary Public

My Commission Expires:

1-22-84

07/07 122.46 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6030 PAGE 198

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41566.53- CO
115.96 CO TX
.50 PRFEE
6.00 MDEED
CHECK 128.46-
9814A07/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 6 4 9

IDENTIF. REFERENCE

JUL 7 9 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961608