# WARRANTY DEED

*This Instrument Prepared by:*
**Robert L. Callis**
*Attorney at Law*
*P.O. Box 726*
*Mt. Juliet, TN 37122-0726*
*(615) 758-5832*

BOOK 6196 PAGE 870

| ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP—PARCEL NUMBERS |
|---|---|---|
| James C. Hosale et ux | James C. Hosale et ux | Map- 71-11 |
| (NAME) | (NAME) | |
| 1429 Pennock Avenue | 1429 Pennock Avenue | Group- |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | Parcel- 229 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

12DA-42738

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, KATIE P. STEWART, by and through her lawfully appointed attorney-in-fact, Harold E. Stewart,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. HOSALE and wife, JANET M. HOSALE,

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 Lots Nos. 198 and 199 on the plat of the Highland Land Company's Subdivision, as of record in Book No. 421, Page 14, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 198 and 199 front twenty-five (25) feet each on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Katie P. Stewart, a widow, by deed of record in Book 946, Page 386, Register's Office of Davidson County, Tennessee. Further, by instrument duly recorded in Book 5083, Page 692, Register's Office of Davidson County, Tennessee, the said Katie P. Stewart, a widow, appointed Harold E. Stewart her lawful attorney-in-fact.

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN
RECD
DEC 19 2 23 PM '83

IDENTIF. REFERENCE

H 92870

unimproved ( )
This is improved (X) property, known as 1429 Pennock Avenue, Nashville, TN 37207

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, successors, assigns 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.

POSSESSION TO BE GIVEN _____

EXECUTED ON THIS THE 15th DAY OF December, 19 83

Katie P. Stewart, by attorney-in-fact Harold E. Stewart

KATIE P. STEWART, by her lawful attorney-in-fact, Harold E. Stewart

12/19 109.20- CHECK

624

## STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____

_____

the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____, Tennessee, this _____ day of _____, 19_____.

Commission Expires: _____

_____
Notary Public

## STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____

_____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____,

the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE, COUNTY OF WILSON

On this the 15th day of December, 1983, before me personally appeard HAROLD E. STEWART to me known to be the person who executed the foregoing instrument in behalf of KATIE P. STEWART and acknowledged that he executed the same as the free act and deed of said KATIE P. STEWART.

My Commission Expires: 7-26-87

Denise Carver
NOTARY PUBLIC

**WARRANTY DEED**

FROM

KATIE P. STEWART

TO

JAMES C. HOSALE and wife,
JANET M. HOSALE

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

## STATE OF TENNESSEE
## COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 39,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harold E. Stewart
Affiant

Subscribed and sworn to before me this the 15th day of December, 19 83

My Commission Expires: 7-26-87

Denise Carver
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6196 PAGE 872

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39500.00- CAMT. | |
| | | | 102.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 109.20- |
| | | | 0624A12/19/83 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H92870

IDENTIF. T REFERENCE

DEC 19 2 23 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1204