BOOK 8167 PAGE 673

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES 5/22/93 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hazel Marie Soard	Sovran Mortgage Corporation	91-9-151
(NAME)	(NAME)	
6007 Deal Avenue	P. O. Box 121999	8DA 22640
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212-1999	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 James C. Hosale and wife, Janet M. Hosale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hazel Marie Soard and Teresa Marie Joslin

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 part of Lot No. 19 on the Plan of B. F. Cockrill Farm, as of record in Book 161, page 135, Register's Office for said County, being parts of Lots Nos. 17, 18 and 19 on the Plan of W. P. Evans' Resubdivision of part of Lot No. 19 on the B. F. Cockrill Farm, not of record, described according to a survey made by E. R. Southgate and Son, Surveyors, October 29, 1947, as follows:

Beginning on the southerly margin of Deal Avenue at the point 60 feet east of the southeast corner of said Avenue and Cowan Avenue, thence southwardly and parallel with Cowan Avenue 150 feet, more or less, to the northerly line of the property conveyed to Clifton Kelly and wife, by deed from Joe V. Dobbs and wife, of record in Book 2302, page 296, said Register's Office, thence with Kelly's northerly line parallel with Deal Avenue eastwardly 50 feet; thence northwardly 150 feet, more or less, to the southerly margin of Deal Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to James C. Hosale and wife, Janet M. Hosale by deed from Ronald E. Turner and wife, Anna Bea Turner of record in Book 7094, page 507, Register's Office, Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 6007 Deal Avenue, Nashville, TN 37209
(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 3rd day of August 19 90

James C. Hosale

Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8167 PAGE 674

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Hosale and wife, Janet M. Hosale

the bargainor s 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 3rd day of August, 19 90

Commission expires 5/22/93

NOTARY PUBLIC AT LARGE
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires May 22, 1993

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

16873

WARRANTY DEED

FROM
James C. Hosale and wife, Janet M. Hosale

Hosale

TO
Hazel Marie Soard and Teresa Marie Joslin

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STEVEN G. WATERS
Attorney at Law

Aug 3 1 53 PM '90

139.00 0161 08/03/90 09:53 CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 675

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40000.00
CON TX 132.00
~~PRFEE 1.00~~
~~WFEED 6.00~~
TOTAL 139.00
CHECK 139.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/90 01 13:56 0001 6913

46873

IDENTIFICATION REFERENCE

AUG 3 1 53 PM '90

FELIX Z. WILSON, II

No. 343380