123-14
189

WARRANTY DEED

BOOK 8859 PAGE 908

STATE OF Tennessee)

COUNTY OF Davidson)

THIS INDENTURE, made and entered into this 7th day of January, 1993, by and between PHILIP HOSTETTLER, JR. AND JAN KOZAK HOSTETTLER, the first part, and WESTERN UNITED LIFE ASSURANCE COMPANY, its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Harpeth Park, Section Four, of record in Book 4300, Page 52, Register's Office, Davidson County, Tennessee. And being the same property conveyed to the grantors herein by Warranty Deed recorded in Book 8036, page 984, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to John M. Jordan, Trustee, dated January 30, 1990, for William H. and Nancy T. Bumpous, to secure the payment of a note of even date therewith in the principal sum of $85,230.00, which deed of trust is recorded in Book 8036, Page 987, in the office of Register of Deeds, Davidson County, Tennessee, and which deed of trust was validly assigned to Western United Life Assurance Company, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to first parties paid and other good and valuable considerations to first parties passing, the receipt of all of which is hereby acknowledged.

WITNESS THE signatures of the parties of the first part the day and year first above written.

PHILIP J. HOSTETTLER, JR.

JAN KOZAK HOSTETTLER

90496

IDENTIFICATION REFERENCE

FEB 8 10 59 AM '93

DAVIDSON COUNTY, TN

BOOK 8859 PAGE 909

STATE OF Tennessee)

COUNTY OF Davidson)

On this 7th day of January, 1993, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared PHILIP J. HOSTETTLER, JR. AND JAN KOZAK HOSTETTLER, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC at Large

My commission expires:

7-24-94

Property Address: 245 Cross Timbers
Nashville, TN 37221

Mail Tax Bills To: Western United Life Assurance Company
c/o Metropolitan Mortgage & Securities Co.
P. O. Box 2162
Spokane, WA 99210

Prepared By & Return To: WEISSMAN & OSTROW, ATTORNEYS AT LAW
5118 Park Ave., Suite 127
Memphis, TN 38117

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $83,915.82, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

1605 02/08 0101 03CHECK 319.43

Jan Kozak Hostettler
AFFIANT

Subscribed and sworn to before me this the 7th day of January 1993.

NOTARY PUBLIC at Large

My commission expires: 7-24-94

FC 91284 Hostettler

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

RECEIVED OF _____

FOR _____

BOOK 8859 PAGE 910

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
				MAMT 83915.82
				ERR CO
				MAMT 83915.82-
				CAMT 83915.82
				CON TX 310.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 319.43
				CHECK 319.43
			02/08/93 01	10:58 0001 1605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90496

IDENTIFICATION REFERENCE

FEB 8 10 59 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 019269