Instr:200003300031989 Page: 1 OF 2
REC'D FOR REC 03/30/2000 2:15:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $27.75

WARRANTY DEED

HOSALE-N00520

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES: 1/30/2002
(AFFIX SEAL)

GEORGE R. WOODY, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MIDDLE TENNESSEE ESCROW COMPANY, LLC
3401 West End Avenue, Suite 192
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James C. Hosale, Sr. and wife Janet M. Hosale	New Owner	82-08-306
(NAME) ~~901 Chicamauga Avenue~~ 614 McFerrin Drive	(NAME) Same	
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARY JOHNSON LITTLETON AND DEBORAH LOUISE PERRIN CO-ADMINISTRATORS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES C. HOSALE, SR. AND WIFE JANET M. HOSALE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 16 of block "C" on the Map of Eastwood Addition, being E.T. Brown's Subdivision of the Straton, Seymour and Baxter Lands, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines along the easterly margin of McFerrin Avenue, 150 feet to an alley.

Being the same property conveyed to Eddie James Johnson, et ux Augustine B. Johnson, in book 4680 page 202, Intestate Administration, and conveyed to Eddie James Johnson, by decree of divorce dated 5/14/75 in Book 5799 page 118, the said Eddie James Johnson is now deceased.

This is improved (X) property, known as 901 Chicamauga Avenue, Nashville, Tennessee
unimproved ( ) (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/our hand(s) this 27th day of March, 2000.

Mary Johnson Littleton — Deborah Louise Perrin

Mary Johnson Littleton

Deborah Louise Perrin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mary Johnson Littleton and Deborah Louise Perrin, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2000.

My Commission Expires:

Notary Public

ROBYN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 21 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

Witness my hand and official seal at office at _____ on this the 27th day of March, 2000.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☐ 113 Hazel Path
Hendersonville, Tennessee 37075

☑ 3401 West End Avenue, Suite 192W
Nashville, TN 37023