BK 3612

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---TEN & No/100THS--($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOSEPH L. EDWARDS AND WIFE, VONNELL EDWARDS,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES K. COSNER AND WIFE, MARGARET C. COSNER, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING LOT No. 330 ON THE PLAN OF HILLWOOD ESTATES, SECTION 12, AS OF RECORD IN BOOK 2663, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 330 FRONTS 175 FEET ON THE SOUTHERLY SIDE OF OLIVE BRANCH DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE.

BEING THE SAME REAL PROPERTY CONVEYED TO JOSEPH L. EDWARDS AND WIFE, VONNELL EDWARDS, BY DEED FROM JAMES E. PATTERSON AND CECIL F. FOX, PARTNERS, D/B/A PATTERSON & FOX CONSTRUCTION COMPANY, DATED NOVEMBER 21, 1960, FILED NOVEMBER 22, 1960, AND RECORDED IN BOOK 3160, PAGE 469, SAID REGISTER'S OFFICE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES K. COSNER AND WIFE, MARGARET C. COSNER, THEIR heirs and assigns, forever.

And WE do covenant with the said CHARLES K. COSNER AND WIFE, MARGARET C. COSNER, 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 AS OF RECORD.

And WE, JOSEPH L. EDWARDS AND WIFE, VONNELL EDWARDS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES K. COSNER AND WIFE, MARGARET C. COSNER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 13 day of AUGUST, 1963

Joseph L. Edwards

Vonnell Edwards

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