For and in consideration of the sum of $ 10.00 - TEN AND NO/100 - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

Charles K. Cosner and wife, Margaret C. Cosner

have bargained and sold, and by these presents do transfer and convey unto the said William H. Huggins and wife, Frances C. Huggins 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. 1 on the Re-subdivision of Lots 33, etc. on the Plan of Country Club Land Company's Subdivision of record in Book 3300, page 21, Register's Office for said County.

Said Lot No. 1 fronts 185 feet on the northerly side of Leake Avenue and extends back between parallel lines, along the east margin of Westover Drive, 500 feet to a dead line.

Being the same property conveyed to Charles K. Cosner and wife, Margaret C. Cosner, by deed from Third National Bank in Nashville, Co-Executor, etc., et al of record in Book 3029, page 91, said Register's Office.

The recorded plan shows an Owner's Certificate, an 88 foot set-back line from Leake Avenue.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Huggins and wife, Frances C. Huggins their heirs and assigns, forever.

And we do covenant with the said William H. Huggins and wife, Frances C. Huggins 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 taxes for 1963 which have been prorated and assumed by the Grantees herein.

And we, Charles K. Cosner and wife, Margaret C. Cosner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Huggins and wife, Frances C. Huggins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of August, 1963.

Charles K. Cosner (signature)
Charles K. Cosner

Margaret C. Cosner (signature)
Margaret C. Cosner

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named Charles K. Cosner and wife, Margaret C. Cosner the bargainors, 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 12th day of August, 1963.

Commission expires April 21, 1965

Virginia E. Mitchell (signature)
Notary Public

Warranty Deed

FROM

CHARLES K. COSNER and wife,

MARGARET C. COSNER

TO 79849

WILLIAM H. HUGGINS and wife,

FRANCES C. HUGGINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of AUG A.D. 1963 at 12:39 o'clock
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee $ ...
Register
Deputy Reg.

TENNESSEE TITLE COMPANY