This instrument prepared by:
John W. Kelley, Attorney
1106 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 4091 PAGE 503

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis L. Cobb, et ux (NAME:)	Guaranty Mortgage Company (NAME:)	Map 147-G
4804 Milner Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par. 109
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($10.00)----------

----------TEN and no/100---------- *DOLLARS*

cash in hand paid by Lewis L. Cobb and wife, Eulalia F. Cobb, the receipt of which is hereby acknowledged, and in further consideration of the assumption of a mortgage by the grantees for which they agree to pay, said mortgage having a balance of $14,951.88 and being described and secured by a deed of trust of record in Book 3486, page 583, Register's Office for Davidson County, Tennessee;

We, Norris K. Ferguson and wife, Marie M. Ferguson

have bargained and sold, and by these presents do transfer and convey unto the said Lewis L. Cobb and wife, Eulalia F. Cobb, 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. 56 on the Plan of Sec. I, Battery Crest, as of record in book 2900, page 91, Register's Office for said County. Said Lot No. 56 fronts 78.44 feet on the southeasterly side of Milner Drive, and extends back 254 feet on the northeasterly line and 244.87 feet on the southwesterly line, to a point in the proposed relocation of Seven Mile Creek, on which it measures 52.9 feet.

Being the same property conveyed to Norris K. Ferguson and wife, Marie M. Ferguson, by deed, from Ira Lea Bell and wife, Imogene P. Bell, as of record in Book 4019, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as of record in book 3072, page 429, a 40 foot set back line from Milner Drive, a 10-foot easement along the southeasterly rear line on the lot; an easement for the flow of Seven Mile Creek along the southeasterly rear line a 20 foot easement running through the southeasterly rear part of the lot for utilities and sewer, and an overhang easement along a portion of the front of the lot.

unimproved
This is improved (X) property, known as 4804 Milner Drive (House Number) (Street) Nashville, Tenn. 37211 P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lewis L. Cobb and wife Eulalia F. Cobb, their *heirs and assigns, forever.*

And we *do covenant with the said* Lewis L. Cobb and wife Eulalia F. Cobb *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 herein stated.

And we, Norris K. Ferguson and wife Marie M. Ferguson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lewis L. Cobb & wife, Eulalia F. Cobb, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 6 *day of* January, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Norris K. Ferguson

Marie M. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Freda R. Ledbetter, a Notary Public in and for said County and State, the within named Norris X. Ferguson and Marie M. Ferguson

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 6 day of January, 1967.

Freda R. Ledbetter, Notary Public.

Commission Expires May 6, 1969.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 22.43
PROBATE .50
TOTAL $ 22.93

PAID JAN 6 - 1967 mk
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NORRIS K. FERGUSON and wife, MARIE M. FERGUSON

TO

LEWIS L. COBB and wife, EUSTALIA COBB

56384
5638

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 6 1 40 PM 67

NOTED: BOOK 115 PAGE 520
RECORDING FEE $ 2.00
DEP. REG. N.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE