THIS INSTRUMENT PREPARED
BY REBECCA THOMAS, ATTY.
300 JAS. ROBERTSON PARKWAY
NASHVILLE, TENN.

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. T. Cobb, Jr. (NAME)	Same (NAME)	Map 50-10
4076 MARYDALE DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and 00/100 - ($10.00) DOLLARS

cash in hand paid by H. T. Cobb, Jr. and wife, Sally Campbell Cobb, and other good and valuable considerations, receipt of which is hereby acknowledged,

STATE TAX $ 3.90
PROBATE .50
TOTAL $ 4.40

NOV 22 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 22 1967
CT

I, Elwanda Felts Ragan,

have bargained and sold, and by these presents do transfer and convey unto the said H. T. Cobb, Jr. and wife, Sally Campbell 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. 784 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office.

Said Lot No. 784 fronts 79.0 feet on the northerly margin of Masonwood Drive and extends back 139.88 feet on the westerly margin and 139.73 feet on the easterly line to a dead line, measuring 79.0 feet thereon.

Being the same real property conveyed to Mrs. Elwanda Felts Ragan by deed from Lewis E. Gaines, Trustee, of record in Book 4036, page 37, Register's Office for said County.

This conveyance is made subject to all the restrictive covenants for the use of the premises conveyed as set forth in the instrument of covenants as of record in Book 3434, page 270, amended in Book 3616, page 269, Register's Office for Davidson County, Tennessee, and to easements, setback lines, etc. as shown on the recorded plan.

Among the covenants therein contained is a provision for a lien on all the properties in Parkwood Estates, for the payment of charges for sewerage services, and it is the intention of this instrument to expressly retain a lien on the property herein conveyed, and on each separate lot or parcel of land, uniform throughout the subdivision. Said covenants is as follows:

Now, so as to provide funds to insure to all property owners continuous and uninterrupted service, a lien is hereby retained on each and every parcel of land conveyed in this subdivision, and all purchasers thereon agree, for themselves, their heirs, executors, and assigns, that their separate properties, that is each lot or parcel of land on which improvements have been made, are impressed with a lien to Parkwood Service Company for such sewerage service charges. Such lien shall be accumulative and shall continue in full force and effect, irrespective of any Statute of Limitations for the institution of suit, until all charges are paid in full, and shall continue and be binding on any purchaser of the property, and shall be enforceable in any Court of law and equity, and any unpaid balance shall bear six (6%) per cent from the date due. However, the lien herein established and declared shall be subordinate and secondary to any subsisting valid, outstanding and existing first mortgage on the property, but not subordinate to any other lien, contractual or impressed by law.

This lien and covenant shall run with the land and continue to exist so long as Parkwood Service Company or its successor is furnishing sewerage service to the property as declared, defined and directed by the Public Service Commission of Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. T. Cobb, Jr., and wife, Sally Campbell Cobb, their heirs and assigns, forever.

And I do covenant with the said H. T. Cobb, Jr. and wife, Sally Campbell Cobb, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except as above shown.

And I, Elwanda Felts Ragan, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. T. Cobb, Jr. and wife, Sally Campbell Cobb, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of November, 19 67.

Elwanda Felts Ragan

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Elwanda Felts Ragan

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 1967.

_____ Notary Public

Commission Expires 2-17-71

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Elwanda Felts Ragan

TO

H. T. Cobb, Jr., et ux

BOOK 4192 PAGE 25

9 7 3 2 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 22 3 18 PM '67

NOTED: BOOK 4192 PAGE 231
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.