BOOK 4360 PAGE 734

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman T. Cobb, Jr. et ux	Herman T. Cobb, Jr.	83-2 169-170
(NAME)	(NAME)	
1603 Benjamin Ave.		15895 &15900
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		27W
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by Herman T. Cobb, Jr. and wife, Sarah C. Cobb, and other good and valuable considerations, the receipt of which is hereby acknowledged; and for the remainder the said Herman T. Cobb, Jr. and wife, Sarah C. Cobb, hereby assume and agree to pay the balance due on one certain note executed by W. G. Foust and wife, Dorothy E. Foust, to Nashville Post Office Credit Union; said principal balance being in the amount of $ 3,637.50, and said note being secured by a deed of trust to George B. Potts, Trustee, of record in book 2621, page 439, Register's Office of Davidson County, Tennessee,

we, W. G. Foust and wife, Ora B. Foust,

have this day bargained and sold, and do hereby transfer and convey unto the said Herman T. Cobb, Jr. and wife, Sarah C. Cobb, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 53 and 54 on the plan showing subdivision of Lots Nos. 8, 9 and 10 and part of Lot No. 7 of Block "A", Lots Nos. 13 and 14 in Block "B" and all of Block "C" in the subdivision of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the northerly side of Benjamin Street and runs back 207 feet on the easterly line and 208½ feet on the westerly line to a dead line, measuring 50 feet thereon.

Said Lot No. 54 fronts 72.2 feet on the northerly side of Benjamin Street and runs back 208½ feet on the easterly line and 216 feet on the westerly line, with the easterly margin of an alley, to a dead line, measuring 21.2 feet thereon.

Being the same property conveyed to W. G. Foust and wife, Dorothy E. Foust, by deed from David Dortch Ross and wife, Ona Mae Ross, as of record in book 2647, page 39, Register's Office for said County; the said W. G. Foust and wife, Dorothy E. Foust, having been since divorced and title vested in W.G. Foust by decree of the Circuit Court of said County, a certified copy of which is of record in book 4357, page 821, said Register's Office.

Taxes for 1969 pro-rated to date of this deed, and assumed by the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,600.00

Subscribed and sworn to before me, this the 25 day of August, 1969

Affiant Herman T. Cobb Jr.

My commission expires: Jan. 18. 1972 (Affix Seal)

Notary Public Lois M. Nanstad

This is improved ( ) property, known as 1603 Benjamin Ave. (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Herman T. Cobb, Jr. and wife, Sarah C. Cobb, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Herman T. Cobb, Jr. and wife, Sarah C. Cobb, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S. *this* 21 *day of* August, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X W. G. Foust

X Ora B. Foust

This instrument prepared by:
J. L. Chrisman, Attorney-at-Law,
P. O. Box 986, Nashville, Tenn.

BOOK 4360 PAGE 735

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Davis }

Personally appeared before me, Waylon C. Dean, *a Notary Public in and for said County and State,* W. G. Foust and wife, Ora B. Foust,

the within named 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 Columbia, Nashville, *Tennessee, this* 21st *day of* August, *19*69.

Commission expires January 1970 Waylon C Dean *Notary Public*

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 .....

AUG28 CONV *8,600.00
AUG28 STAX A* 22.36
AUG28 PRFEE A* .50
AUG28 WDEED A* 3.00 * 25.86

WARRANTY DEED

FROM
W. G. Foust and wife, Ora B. Foust

TO
Herman T. Cobb, Jr. and wife, Sarah C. Cobb
3103 Hamlick Dr
Nashville Tenn.

A 52199

IDENTIF. REFERENCE

AUG 28 9 58 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE