BOOK 4454 PAGE 539

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,850.00

H. T. Cobb Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 1970

C. C. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. H. T. Cobb Sr. (NAME)	Same (NAME)	Map. 60-1
3102 Stanwyck (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 170
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PM

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, LEWIS GAINES, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. T. COBB, SR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 106 fronts 54.47 feet on the northerly margin of Ewingdale Drive and extends back 143.93 feet on the westerly line and 133.53 feet on the easterly line to a dead line in the rear measuring 62.5 feet thereon.

Being part of the same property conveyed to Lewis Gaines, Trustee, by deed from Leah J. Carter, of record in Book 3069, page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4447, page 108, R.O.D.C., Tennessee, and as amended in Book 4447, page 594, R.O.D.C., Tennessee, in addition there shall be a Lien upon the property conveyed herein for the payment of any charges of sewer services owing to Parkwood Service Company, its successors and assigns, and it is the intention of this instrument to expressly retain a Lien upon the property herein conveyed for such purposes, and on each separate lot or parcel of land uniform outside the Golden Valley Estates, Section I.

Said covenant 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 thereof 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 sewage service charges. Such lien shall be accumulative and shall continue in full force and effect, irrespective of any Statute for Limitations for the institution of suit, until all charges are paid in full, and shall continue and be binding on any purchasers of the property, and shall be enforceable in any Court of law and equity, and any unpaid balance shall bear ---- percent from the date due. However, the lien herein established and declared shall be subordinate and secondary to any subsisting valid, outstanding and existing first placed mortgage on the property at any time, 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 a Parkwood Service Company or its successor is furnishing sewage service to the property.

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This is { unimproved (X) / improved (X) } property, known as _____ (House Number) _____ (Street) _____ (P. O. Address) Nashville, Tennessee (City or Town) _____ (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of October, 19 70

Vivian Gray Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named LEWIS GAINES, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of October 1970

Commission expires 12/3/71

[illegible]
Notary Public

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
LEWIS GAINES, TRUSTEE

TO
H. T. COBB, SR.

A 94130

IDENTIF. REFERENCE

OCT 23 2 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Mail Cathey Homes
407 Maryville Pk
Nash. Tenn

OCT 23 CONV *2,850.00
OCT 23 STAX A* 7.28
OCT 23 PRFEE A* .50
OCT 23 WDEED A* 4.50 * 12.28