BOOK 4494 PAGE 734

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Hugh C. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th. DAY OF February 1971.

Caesar E. Urrutia
Notary Public

MY COMMISSION EXPIRES: 12-31-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh C. Cobb et ux (NAME)	Emigrant Savings Bank (NAME)	map 61-11
912 McMahan (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 5494- Grand Central Post O (STREET ADDRESS)	PAR. 10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	New York, N. Y. 10017 (CITY) (STATE) (ZIP)	

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, James W. Graves and wife, Dean G. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH C. COBB AND WIFE, DOROTHY J. COBB

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:

Being Lot No. 15 on the Map of Phillips Subdivision of Lot No. 42 in McMahan's Subdivision, as of record in Book 2083, page 41.

Said Lot No. 15 fronts 89 feet on the southerly side of McMahan Avenue, and runs back between parallel lines, 135.5 feet to a dead line.

Being the same property conveyed to James W. Graves and wife, Dean G. Graves, by deed from James Martin Page and wife, Martha I. Page as record in Book 4002, page 694, Register's Office of Davidson County, Tennessee.

This is unimproved {X} property, known as 912 McMahan Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 our hand s this 26th. day of February, 1971

James W. Graves

Dean G. Graves

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, OSCAR W. GREEN, a Notary Public in and for said County and State, the within named James W. Graves and wife, Dean G. Graves

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 26th. day of February, 19 71

Commission expires 1-31-73

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

James W. Graves and wife, Dean G. Graves

TO

HUGH C. COBB ET UX,

DOROTHY J. COBB

B 11570

IDENTIF. REFERENCE

APR 20 11 06 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

APR 20 71	CONV	15,950.00			
APR 20 71	S'TAX		A*	41.34	
APR 20 71	PR'FEE		A*	.50	
APR 20 71	W'DEED		A*	3.00	* 44.84