NEW OWNERS:
XAVIER COSSE
1516-16TH AVE. S.
NASHVILLE, TENN.

TAX BILL TO:
SAME

BOOK 4629 PAGE 92

119-12
14
PW

For and in consideration of the total sum of Thirteen Thousand Dollars ($13,000.00), of which the sum of Two Thousand Dollars ($2,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and the balance of which is payable according to the terms of a promissory note of contemporaneous execution and delivery by grantees herein, in the principal sum of Eleven Thousand Dollars ($11,000.00), payable to Wilma P. Boyce, together with, and bearing, interest at the rate of six and one-half per cent. (6½%) per annum from date, said principal and interest amortized and due and payable in one hundred twenty (120) consecutive monthly installments of One Hundred Twenty-Four Dollars and Ninety-One Cents ($124.91) each, the first such installment being due and payable on the 15th day of September, 1972, and the remaining such installments of principal and interest being due and payable on the 15th day of each succeeding consecutive month thereafter until the entire amount of said principal and interest is paid in full, I, the said WILMA P. BOYCE, a widow, have bargained and sold and hereby transfer and convey to XAVIER B. COSSE and his wife, IRENE A. COSSE, their heirs and assigns, a parcel of land located in the Battlewood Subdivision of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 on the Map of Battlewood Subdivision, Section One, not of record, and shown on a copy of a survey thereof made by Solon E. Davis, Surveyor, dated October 4, 1950, and described as follows:

Said Lot No. 6 is described as beginning at a point in the northerly margin of Glencliff Road, the common corner of Lots 6 and 7; thence with the line between said lots northerly 181.68 feet to a corner of Lot 5; thence with the line between lots 5 and 6 westerly 156.05 feet to the easterly margin of Thompson Lane; thence with the margin of the same southerly 139.23 feet to the beginning of a curve; thence around said curve southeasterly 38.49 feet to the northerly margin of Glencliff Road; thence with the margin of said Road, easterly, passing an iron pin at 79.16 feet, in all 105.89 feet to the beginning. Excluded from the land hereby conveyed is land described in condemnation judgment recorded in Deed Book No. 3954, Page 558, said Register's Office of Davidson County, Tennessee.

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.

This is the same land as that devised to Wilma P. Boyce by will of the said William P. McGowan, probated November 22, 1971, in the County Court of Bedford County, Tennessee, and recorded in Will Book 6, Page 363, County Court Clerk's Office.

Also, see for further source of title, Deed Book No. 1943, Page 388, and Deed Book No. 3910, Page 381, Register's Office of Davidson County, Tennessee. This conveyance is subject to covenants in Deed Book No. 1910, Page 289, said Register's Office, and easements recorded in Deed Book No. 3799, Page 663, and No. 4372, Page 159.

To have and to hold said land to the said Xavier B. Cosse and wife, Irene A. Cosse, their heirs and assigns, forever.

The said Wilma P. Boyce covenants with the said Xavier B. Cosse and wife, Irene A. Cosse, that she is lawfully seized and possessed of said land; that she has a good right to convey same; and that the same is unencumbered, with the exception of the lien of the 1972 taxes, which are pro-rated between grantor and grantees as of the date of this deed.

The said Wilma P. Boyce further covenants and binds herself, her heirs and representatives, to warrant and defend the title to said land to the said Xavier B. Cosse and wife, Irene A. Cosse, their heirs and assigns, against the lawful claims of all persons.

To secure the unpaid consideration hereinabove mentioned, a vendor's lien is hereby retained, which shall continue until said entire consideration shall have been fully paid, and until said note, or any renewal thereof, if allowed, shall have been discharged of record. If any installment of said note is not paid when due, then the indebtedness evidenced by all remaining installments shall, at the option of the holder thereof, and without notice to makers, become immediately due and payable. Grantees agree to execute and deliver contemporaneously herewith a purchase money deed of trust to secure said obligation.

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.

Witness my signature on this 15 day of August, 1972.

Wilma P Boyce
WILMA P. BOYCE

STATE OF TENNESSEE

BEDFORD COUNTY

Personally appeared before me, Allen Shoffner, a Notary Public in and for said State and County, WILMA P. BOYCE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Shelbyville, Bedford County, Tennessee, this 15 day of August, 1972.

Allen Shoffner
NOTARY PUBLIC

My commission expires: Jan. 12, 1975.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13,000.00 Affiant Wilma P Boyce
Subscribed and sworn to before me this 17th day of August 1972
Deputy Register W. O. Williams

AUG 17 72 CONV 13,000.00
AUG 17 72 S'TAX A* 33.80
AUG 17 72 PR'FEE A* .50
AUG 17 72 W'DEED A* 6.00 * 40.30

B. 7:2033 T IDENTIF. REFERENCE

AUG 17 10 33 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.