This instrument prepared by: David L. Herbert, Atty. Third National Bank Bldg. Nashville, Tennessee

WARRANTY DEED

TTC-230131

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs. Jackson D. Cothren	Dobson-Johnson Blue Parke Bldg Nash Tenn
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-19000	513 Freda Villa Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 4689 PAGE 795

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAR 19[illegible]	CONV	47,500.00			
MAR 19[illegible]	S'TAX		A*	113.10	
MAR 19[illegible]	PR'FEE		A*	.50	
MAR 19[illegible]	W'DEED		A*	4.00	* 117.60

CECIL F. FOX, doing business as FOX CONSTRUCTION COMPANY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACKSON D. COTHREN and wife, PEGGY COTHREN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Plan of Oakland Acres, Section 11, as of record in Book 3700, page 26, described as follows:

BEGINNING at a concrete monument in the southerly margin of Freda Villa Drive; thence leaving the margin of said Street, south 5°49' west 252.3 feet to a concrete monument; thence north 84°22' west 48 feet to a concrete monument at the northeasterly corner of Reserved Parcel "B"; thence with the common line between Lot 37 and Reserved Parcel "B", northwesterly 173.69 feet to a point in the easterly margin of Oakland Acres Drive; thence with the margin of said Drive, northeasterly 206.46 feet to a concrete monument in the beginning of a curve; thence around said curve with a radius of 25 feet, northeasterly 37.28 feet to a concrete monument in the southerly margin of Freda Villa; thence south 84°11' east 79.21 feet to a concrete monument; thence continuing with the margin of said street, south 84°11' east 67.8 feet to the point of beginning.

Being the same property conveyed to Cecil F. Fox, d/b/a Fox Construction Company, by deed from Frank H. Giesen and wife, Mary M. Giesen, as of record in Book 4678, page 7.

This conveyance is made subject to (1) easement of record in Book 4084, page 513, for sanitary sewers and (2) Restrictions of record in Book 1584, page 23, Book 3184, page 407 and in Book 3928, page 103.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of March, 1973.

Cecil F. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4689 PAGE 796

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Cecil F. Fox, doing business as Fox Construction Company the bargainor(s), 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 Nashville, Tennessee, this, the 16th day of March, 19 73.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 73

MY COMMISSION EXPIRES: May 25, 1975. (AFFIX SEAL)

Notary Public

WARRANTY DEED
ATC 230131

FROM
CECIL F. FOX, d/b/a Fox Construction Company

TO
JACKSON D. COTHREN AND WIFE

IDENTIF. REFERENCE

MAR 19 9 14 AM '73
FELIX Z. WILSON ☩ REGISTER
DAVIDSON COUNTY, TENN.

B 9 8 6 2 8

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Dobson & Johnson, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public