FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,173.74

George W. Cate, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF June 1973.

D. Heard
Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., Atty., 510 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James H. Cosman (NAME)	The Lomas & Nettleton Co. (NAME)	4D 24958
533 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 75-4
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	Par. 99

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, Dennis Lee Dyer and wife, Donna Louise Dyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Cosman and wife, Sandra G. Cosman,

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. 333 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, Page 71, Register's Office for said County.

Said Lot No. 333 fronts 99.29 feet on the east side of Frankfort Drive and extends back 152.0 feet on the north line and 145.80 feet on the south line to a dead line in the rear, which is a broken line, measuring 125.20 feet thereon.

Being the same property conveyed to Dennis Lee Dyer and wife, Donna Louise Dyer, by deed from J. Robert Cannon, Trustee, of record in Book 4556, Page 466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4349, Page 112, and Book 4367, Page 936, Register's Office for said County; and easements and setback lines as set forth on the above plan of record; and taxes for 1973, which are assumed by the Grantees herein.

This conveyance is further subject to a Deed of Trust of record in Book 4556, Page 468, said Register's Office, to secure the payment of a note to Murphree Mortgage Company, which is expressly assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 533 Frankfort Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 7th day of June, 1973

Donna Louise Dyer

Dennis Lee Dyer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Dennis Lee Dyer and wife, Donna Louise Dyer

the 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 Nashville, Tennessee, this 7th day of June 19 73

Commission expires Jan. 26, 1977

George H. Cate, Jr.
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 Dennis Lee Dyer, et ux

TO James H. Cosman, et ux

C 1 1 1 8 3

IDENTIF. REFERENCE

JUN 14 11 47 AM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14	CONV	29,173.74			
JUN 14	STAX		A*	75.92	
JUN 14	PRTFEE		A*	.50	
JUN 14	WDEED		A*	4.00	* 80.42

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