BOOK 4738 PAGE 189 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

/s/ Benjamin H. Licup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August 19 73.

Bobby K. Hermann, Jr.
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 12, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin H. Licup (NAME)	Cobbs, Allen & Hall Mortgage Co., Inc. (NAME)	11D 14840
904 Freywood (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	Map 51-3
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par 95

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 E.CORDTS and wife, JANE B.CORDTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN H. LICUP and wife, ERLINDA LICUP

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. 87 on the plan of Section 2, Pleasant Acres, of record in Book 2133, page 75, Register's Office for said County.

SAID Lot No. 87 fronts 82.47 feet on the westerly margin of Freywood Drive and extends back 202.50 feet on the southerly line and 222.40 feet on the northerly line to a dead line in the rear, measuring 71 feet thereon.

BEING the same property conveyed to James E. Cordts and wife, Jane B. Cordts by deed from Charles E. Gann and wife, Billie Ann Gann of record in Book 4311, page 722, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company of record in Book 4311, page 724, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 904 Freywood, Madison, 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 13th day of August, 19 73

/s/ James E. Cordts
James E. Cordts

/s/ Jane B. Cordts
Jane B. Cordts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. CORDTS and wife, JANE B. CORDTS

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 13th day of August 1973.

Commission expires My Commission Expires Nov. 12, 1975

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 JAMES E. CORDTS ET UX

TO BENJAMIN H. LICUP ET UX

C 19984

IDENTIF. REFERENCE

AUG 16 3 17 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

AUG 16 73	CONV	21,000.00				
AUG 16 73	S'TAX		A*	54.60		
AUG 16 73	PR'FEE		A*	.50		
AUG 16 73	W'DEED		A*	4.00	*	59.10