BOOK 4780 PAGE 516

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Colony Development Co | | 2D 59002 |
| (NAME) 2700 Murfreesboro Rd | (NAME) SAME | Map 150-5 |
| (STREET ADDRESS OR ROUTE NUMBER) Antioch TN 37013 | (STREET ADDRESS) | Par 126 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of .... TEN AND NO/100 ($10.00)----------

----------Dollars,
and other good and valuable consideration accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4651, page 67, Register's Office for said County.

We, Carl J. Cogar and wife, Billie Ruth Cogar

have this day bargained and sold, and do hereby transfer and convey unto the said Dan J. Toner, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust ~~and assigns,~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 220 of Section IV of Cherry Hills Subdivision, as shown on Plat drawn by James L. Murphy, Jr. and recorded in Book 4460, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl J. Cogar and wife, Billie Ruth Cogar by deed from James W. Hall and wife, Rosemary R. Hall of record in Book 4651, page 65, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31076.65

Subscribed and sworn to before me, this the 12 day of January, 19 74

Affiant Daniel J. Toner

My commission expires April 9 1977 (Affix Seal)

Notary Public Clara M. Foster

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dan J. Toner, Trustee his successors in trust (Successors) heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Dan J. Toner, Trustee, his successors in trust ~~and~~ and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of January, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By

Dan Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building Nashville, Tennessee

X Carl J Cogar

X Billie Ruth Cogar

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clara N. Foster, a Notary Public in and for said County and State, Carl J. Cogar and wife, Billie Ruth Cogar the within named 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 12 day of January, 19 74.

Clara N. Foster Notary Public

Commission expires April 9 1977

CLARA N. FOSTER ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission expires _____.

JAN 14 74 CONV 31,076.65
JAN 14 74 S'TAX A* 80.86
JAN 14 74 PR'FEE A* .50
JAN 14 74 W'DEED A* 4.00 * 85.36

WARRANTY DEED

FROM

CARL J. COGAR, ET UX

TO

DAN J. TONER, TRUSTEE

C 38 4 0 8
C38408

IDENTIF. REFERENCE

JAN 14 2 27 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON