BOOK 4781 PAGE 157 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Tom Cozart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(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
Tom Cozart (NAME)	Same (NAME)	15D 09180 15D 01975
P.O. Box 8345 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 61-7 Map 61-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 56 Par 55

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, BUFORD B. VESTER also known as B.B.Vester, and wife, MATTIE SUE VESTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOM COZART and wife, MADGE F. COZART

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 Lots Nos. 19 and 20 of Block "H" on the plan of Broadmoor, Section No. 2, of record in Book 547, page 174, Register's Office for said County.

SAID Lots front together 120 feet on the northerly margin of Broadmoor formerly Woodruff Drive and extend back between parallel lines 155 feet to a dead line.

SAID Lot No. 19 being part of the property conveyed to B. B. Vester by deed from Frank Ben Bush and wife, Vivian Cheek Bush, of record in Book 1428, page 562, and said Lot No. 20 being the same property conveyed to B. B. Vester and wife, Mattie Sue Vester, erroneously named therein by her husband's name, Buford B. Vester, by deed from H. F. Atchison and wife, Ella G. Atchison, of record in Book 1383, page 550, all in the Register's Office for said County.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 1009 and 1011 Broadmoor Drive, Nashville, 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 11th day of January, 1974

Buford B. Vester
Buford B. Vester

Mattie Sue Vester
Mattie Sue Vester

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford B. Vester and wife, Mattie Sue Vester

the bargainor S, 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 11th day of January 19 74

Commission expires 11-30-76

Notary Public

R. WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 BUFORD B. VESTER ET UX

TO TOM COZART ET UX

C 38687

IDENTIF. REFERENCE

JAN 16 3 25 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Roy Box 8

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

JAN 16 74	CONV	32,500.00			
JAN 16 74	S TAX		A*	84.50	
JAN 16 74	PR FEE		A*	.50	
JAN 16 74	W DEED		A*	4.00	* 89.00