ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Xavier B. Cosse (NAME)	Mortgage Associates, Inc. (NAME)	3D-05902
205 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-3
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia30328 (CITY) (STATE) (ZIP CODE)	108

WARRANTY DEED

For and in consideration of the sum of Thirty Three Thousand, Two Hundred Fifty & 00/100 ($33,250.00) ---------- DOLLARS cash in hand paid, and other good and valuable consideration received from the hereinafter named grantees, the receipt of all of which is hereby acknowledged; we,

MAR21 CONV 33,250.00
MAR21 STAX A* 86.32
MAR21 PRFEE A* .50
MAR21 WDEED A* 4.00 * 90.82

THOMAS W. HUTCHISON and wife, WILLIE MAE HUTCHISON,

have bargained and sold, and by these presents do transfer and convey unto the said XAVIER B. COSSE and wife, IRENE A. COSSE,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 18 fronts 79 feet on the easterly side of Fairway Drive and runs back 265.2 feet on the northerly line and 282 feet on the southerly line, to a dead line, measuring 105 feet thereon.

Being the same property conveyed to Thomas W. Hutchison and wife, Willie Mae Hutchison, by deed from Tommie Marie Roberts, as of record in Book 4379, page 554, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property, and to the lien of taxes for the year 1974.

unimproved ( )
This is improved (X) property, known as 205 Fairway Drive, Nashville, Tennessee 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 21st day of March, 1974.

Thomas W. Hutchison
Thomas W. Hutchison

Willie Mae Hutchison
Willie Mae Hutchison

BOOK 4798 PAGE 283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mabel Covington, a Notary Public in and for said County and State, the within named Thomas W. Hutchison and wife, Willie Mae Hutchison,

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 21st day of March, 1974.

My commission expires July 24 '76 Notary Public Mabel Covington

MABEL COVINGTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

MABEL COVINGTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,250.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Willie Mae Hutchison

Sworn to and subscribed before me this 21st day of March, 1974.

My commission expires July 24 '76 Notary Public Mabel Covington

This instrument was prepared by:

Name	Address
Rebecca Thomas, Attorney	300 James Robertson Parkway, Nashville, TN 37201

WARRANTY DEED

FROM THOMAS W. HUTCHISON, ET UX

TO XAVIER B. COSSE, ET UX

C 46573

IDENTIF. REFERENCE

MAR 21 2 31 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290