| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME) | FIRST FEDERAL<br>(NAME)<br>UNION AT FOURTH | 147-10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS)<br>NASHVILLE TN 37219 | 6 1/2 Pw |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations,

receipt of which is hereby acknowledged; we,

Glenn A. Sexton and wife, Rosemary D. Sexton,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Cobb and wife, Jane M. Cobb,

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. 307 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, Register's Office for said County.

Said Lot No. 307 fronts 139 feet on the southeasterly side of West Durrett Drive and runs back between lines 129 feet on the northeasterly line and 139.5 feet on the southwesterly line to a dead line on which it measures 67.9 feet.

Being the same property conveyed to Glenn A. Sexton and wife, Rosemary D. Sexton, by deed from David G. Cook and wife, of record in Book 4202, page 256, Register's Office for said County.

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This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1974 applicable to said property.

unimproved ( )
This is improved ( X) property, known as 5008 West Durrett Drive, Nashville TN 37211
(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 22nd day of July, 19 74.

Glenn A. Sexton
GLENN A. SEXTON

Rosemary D. Sexton
ROSEMARY D. SEXTON

BOOK 1837 PAGE 544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A. Cunningham, a Notary Public in and for said County and State, the within named GLENN A. SEXTON AND WIFE, ROSEMARY D. SEXTON,

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 22nd day of July, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

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 _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John W. Cobb

Sworn to and subscribed before me this 22nd day of July, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

This instrument was prepared by:
*This instrument prepared by*

| Name | STEPHENSON AND LACKEY | Address |
|---|---|---|
| | First Federal Building | |
| | Nashville, Tennessee 37219 | |

JUL 24 74 CONV 24,500.00
JUL 24 74 S'TAX A* 63.70
JUL 24 74 PR'FEE A* .50
JUL 24 74 W'DEED A* 4.00 * 68.20

C 6 4 5 1 0

WARRANTY DEED

FROM

GLENN A. SEXTON AND WIFE,

ROSEMARY D. SEXTON

TO

JOHN W. COBB AND WIFE,

JANE M. COBB

IDENTIF. REFERENCE

JUL 24 3 15 PM '74

FELIX Z. WILSON 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

M 1002 HERSEY REV. 4/1/73