BOOK 4845 PAGE 168 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,607.55 Timothy E. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 74

Patricia W. Weeks
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney, 1102 Kermit Dr. Suite 203, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Osborne (NAME)	Thomas & Hill, Inc. (NAME)	3D 47275
2330 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	73-11
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	76

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, Jerry W. Cox et ux Anita M. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Osborne

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:

BEING Lot No. 109 on the Plan of Sunset View,,Section 1, as of record in Book 2663, Page 27, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jerry W. Cox etux Anita M. Cox by deed of record in Book 4800, Page 871, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 2492, Page 307, and any existing easements, and is futher subject to a certain Deed of Trust, recorded in Book 4800, Page 873, Register's Office, Davidson County, Tennessee, securing a promissory note dated March 21, 1974, payable to the order of Thomas & Hill, Inc., with a present unpaid principal balance of approximately $23,607.55, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2330 Cabin Hill Road, Nashville, Tennessee 37214
(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 hands this 16th day of August, 19 74

Jerry W. Cox: Jerry W. Cox

Anita M. Cox: Anita M. Cox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Patrick L. Vaden, a Notary Public in and for said County and State, the within named Jerry W. Cox etux Anita M. Cox

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 16th day of August, 1974

Commission expires 2-16-77

Patrick L. Vaden
Notary Public

PATRICK L. VADEN NOTARY PUBLIC AT LARGE

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Jerry W. Cox etux

TO
Anita M. Cox

Timothy E. Osborn

C 6 7 8 5 3

IDENTIF. REFERENCE

AUG 20 1 45 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 20 74	CONV	25,607.55			
AUG 20 74	S'TAX		A*	66.56	
AUG 20 74	PR'FEE		A*	.50	
AUG 20 74	W'DEED		A*	4.00	* 71.06