THIS INSTRUMENT PREPARED BY:
Sloan Realtors
1799-B N. Gallatin Rd.
Madison, Tn. 37115

WARRANTY DEED

BOOK 4865 PAGE 951

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald W. Cotten et ux	Guaranty Mortgage Company	
(NAME)	(NAME)	
822 Wren Road	311 7th Avenue, North	34-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Nashville, Tennessee 37219	31
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN DOLLARS AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4708, page 541, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

We, Don C. Simpson and wife, Edith L. Simpson

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald W. Cotten and wife, Kathleen L. Cotten their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Echo Meadows Subdivision, as of record in Book 2331, page 64, Register's Office for said County.

Said Lot No. 35 fronts 153.3 feet on the easterly side of Wren Road and extends back 283.5 feet on the northerly line and 240 feet on the southerly line to a dead line, measuring 149.2 feet thereon.

BEING the same property conveyed to Don C. Simpson and wife, Edith L. Simpson, by deed from Samuel Cicero Wylie, Jr., and wife, Barbara F. Wylie, as of record in Deed Book 4865, Page 949, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,250.00

Subscribed and sworn to before me, this the 5th day of November 19 74

Affiant Kathleen L. Cotten

My commission expires: May 1, 1976 (Affix Seal)

Notary Public A. C. Sloan

STATE OF TENNESSEE LARGE PUBLIC

This is improved ( ) unimproved (X) property, known as 822 Wren Road, Goodlettsville, Tennessee 37072 (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 Ronald W. Cotten and wife, Kathleen L. Cotten their *(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 herein provided.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald W. Cotten and wife, Kathleen L. Cotten their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* November, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Don C Simpson
DON C. SIMPSON

Edith L Simpson
EDITH L. SIMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan *a Notary Public in and for said County and State,* Don C. Simpson and wife, Edith L. Simpson

the within named 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 Madison, *Tennessee, this* 5th *day of* November, *19* 74

A. C. Sloan *Notary Public*

Commission expires May 1, 1976

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 .....

WARRANTY DEED

FROM

DON C. SIMPSON ET UX

TO

RONALD W. COTTEN ET UX

KATHLEEN L. COTTEN

NOV-6-74	CONV	27,250.00			
NOV-6-74 S'TAX			A*	70.72	
NOV-6-74 PR'FEE			A*	.50	
NOV-6-74	W'DEED		A*	4.00	* 75.22

C 7 7 1 8 4

IDENTIF. REFERENCE

Nov 6 10 21 AM '74

FELIX Z ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS