This instrument prepared by: Homer R. Ayers, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

BOOK 4889 PAGE 528

WARRANTY DEED

Mail -7

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL E. COSBY, ET UX (NAME:)	National Mortgage Company (NAME:)	16 DA - 15366
940 Gale Lane, Unit #134 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 118-5-A
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	Parcel 49

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4711, page 712, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

FEB 14 75	CONV	20,750.00			
FEB 14 75	S'TAX		A*	53.82	
FEB 14 75	PR'FEE		A*	.50	
FEB 14 75	W'DEED		A*	6.00	* 60.32

LESLIE DOWNS AND WIFE, ANNETTE DOWNS,

have bargained and sold, and by these presents do transfer and convey unto the said CARL E. COSBY AND WIFE, ERCULE P. COSBY, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building site or lot, designated as #10-B, and further identified as Parcel #49 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, of record in Book 4460, page 186, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to Leslie Downs and wife, Annette Downs, by deed from Timothy N. Cannon and wife, Emily G. Cannon, of record in Book 4740, page 217, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:
1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payments of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, recorded in Book 4611, page 682, and as amended in Book 4710, page 244, said Register's Office, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,750.00

Subscribed and sworn to before me, this the 14th day of February, 19 75

Affiant

My commission expires 10-31-76

(Affix Seal)

Notary Public

2. Easements, access limitations, conditions of the owner's certificaed, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.
3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area"on the revised plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.
4. Taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 940 Gale Lane, Unit #134, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town)

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.,* except as appears of record.

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.*

Witness our *hand*s *this* 11th *day of* February, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leslie J. Downes

Annette Downes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

LESLIE DOWNS AND WIFE, ANNETTE DOWNS

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 Madison, *Tennessee, this* 11th *day of* February, *19* 75.

H. R. Owen, *Notary Public.*

Commission Expires 10-31-76.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

C87620

FILED FOR REGISTRATION
FEB 8 4 40 PM '75
FLETCHER THOMAS REGISTER
DAVIDSON COUNTY, TENN.

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.....