FORM NO. WD-1

BOOK 4908 PAGE 818

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,950.00

John W. Cotham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 1975

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Cotham (NAME)	Mortgage Associates, Inc. (NAME)	04D 65012
4729 Pheonix Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 75-4
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 133

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, JAMES R. FRANKLIN and wife, MARY BETH FRANKLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. COTHAM and wife, BETTY J. COTHAM

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:

LAND in Davidson County, Tennessee, being Lot No. 344 on the plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

SAID Lot No. 344 fronts 85 feet on the northerly side of Pheonix Drive and extends back 150 feet on the easterly line and 154 feet on the westerly line to a dead line measuring 97.39 feet thereon.

BEING the same property conveyed to James R. Franklin and wife, Mary Beth Franklin by deed from Viking Homes, Inc. of record in Book 4609, page 440, Register's Office for Davidson County, Tennessee.

This instrument is executed for Mary Beth Franklin by Jas. R. Franklin as attorney in fact under a Power of Attorney which is being placed of record concurrently with this instrument.

unimproved ( )
This is improved (XX) property, known as 4729 Pheonix Drive, Hermitage, Tennessee 37076
(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 hand S this 25th day of April, 1975

James R. Franklin

Mary Beth Franklin
By: Jas. R. Franklin
Jas. R. Franklin
Attorney in Fact

BOOK 4968 PAGE 819

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. FRANKLIN

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 19 75

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 25th day of April, 1975, before me personally appeared Jas. R. Franklin to me known to be the person who executed the foregoing instrument on behalf of Mary Beth Franklin as her Attorney in Fact and acknowledged that he executed the same as the free act and deed of the said Mary Beth Franklin.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of April, 1975.

Notary Public

My Commission Expires: 2-5-77

WARRANTY DEED

FROM
JAMES R. FRANKLIN ET UX

TO
JOHN W. COTHAM ET UX

C 96470

IDENTIF. REFERENCE

MAY 1 1 04 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Rec'd
Box 8

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

MAY-1 75	CONV	35,950.00				
MAY-1 75	S'TAX		A*	93.34		
MAY-1 75	PR'FEE		A*	.50		
MAY-1 75	W'DEED		A*	4.00	*	97.84