Send Tax Bills To:
Billy Cobb
Security Federal
134 E. Main St.
Gallatin Tennessee

Mail

This instrument was prepared by
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

51-4
154 pw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, W. D. COBB, widower do hereby transfer and convey unto BILLY COBB AND WIFE, ALMEDIA L. COBB, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING the southerly 70 feet of Lot No. 14 and the northerly 5 feet of Lot No. 15 of BLOCK "C" on the map of POWER and ROTH's RE-SUBDIVISION of Lots 1 to 100 inclusive in the Re-subdivision of Madison Park, as of record in Book 547, page 165 Register's Office of Davidson County, Tennessee.

SAID parts of Lots Nos. 14 and 15 front together 75 feet on the easterly side of East Meade Avenue and runs back 134 feet, more or less on the northerly line and 158 feet, more or less on the southerly line to the rear line of Lots Nos. 1 and 2 in said block and measures 78.9 feet thereon.

BEING the same property conveyed to W. D. Cobb and wife, Rosie M. Cobb by deed from Floyd E. Pendleton and wife, Nola Wood Pendleton of record in Book 2496, page 411, Register's Office for Davison County, Tennessee. The said Rosie M. Cobb having since died.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said BILLY COBB AND WIFE, ALMEDIA L. COBB, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have a good right

to convey it, and that the same is unencumbered, EXCEPT for 1975 real estate taxes which are to be pro-rated; applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives to warrant and forever defend the title to said lot or parcel of land unto the said BILLY COBB AND WIFE, ALMEDIA L. COBB, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of July, 1975.

W. D. COBB

D05728

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IDENTIF. REFERENCE

JUL 7 1 40 PM '75

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

JUL-75 CONV 21,000.00

JUL-75 S'TAX A* 54.60

JUL-75 PR'FEE A* .50

JUL-75 RCRDG A* 4.00 59.10

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. D. COBB, the bargainor 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 Gallatin, Tennessee, this the 3rd day of July, 1975.

Elvanna Howell
NOTARY PUBLIC AT LARGE FOR
THE STATE OF TENNESSEE

My commission expires: 1-17-78

********O A T H********

STATE OF TENNESSEE, SUMNER COUNTY

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $21,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Billy Cobb

SUBSCRIBED and sworn to before me, this the 3rd day of July, 1975.

Elvanna Howell
NOTARY PUBLIC AT LARGE
FOR THE STATE OF TENNESSEE

My commission expires: 1-17-78