BOOK 4937 PAGE 353

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$20,355.19 William R. Cotten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 75

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Cotten (NAME)	First Federal Savings & Loan Association of Nashville (NAME)	5DU 02721
333 Leo Lane (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	148 - 5
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	195

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, ~~XX~~ Betty Ann Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Cotten et ux Carmaleatta E. Cotten

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. 33 on the Plan of Haywood Acres, Section 1, as of record in Book 2900, Page 17, Register's Office for said county.

SAID Lot No. 33 fronts 100.55 feet on the southwesterly side of Leo Lane and extends back between lines, 203.2 feet on the northwesterly line and 193.3 feet on the southeasterly line to a broken line in the rear, measuring 75.9 feet thereon, according to a survey dated December 20, 1969, by Richard B. Omohundro, Surveyor.

BEING the same property conveyed to Betty Ann Neal by Final Divorce Decree, Docket No. 63493 in the Fourth Circuit Court for Davidson County, Tennessee, dated April 3, 1972.

THIS conveyance, however, is subject to a certain Deed of Trust recorded in Book 4392, Page 120, Register's Office, Davidson County, Tennessee, securing a promissory note dated January 15, 1970, payable to the order of First Federal Savings and Loan Association of Nashville, with a present unpaid principal balance of approximately $15,355.19, 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 conveyance is further subject to any and all easements, restrictions and right of way of record.

This is unimproved ( ) improved (X) property, known as 335 Leo Lane, Nashville, Tennessee 37211
(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 my hand this 31st day of July, 19 75

BETTY ANN NEAL: Betty Ann Neal

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 19 75

Commission expires 2-21-79

Notary Public

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, and 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

FILE BOX 3

WARRANTY DEED

FROM
BETTY ANN NEAL

TO
WILLIAM R. COTTEN ET UX

CARMALEATTA E. COTTEN

D 09082

IDENTIF. REFERENCE

JUL 31 11 21 AM '75

FELIX E. MITCHELL REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

JUL 31 75	CONV	20,355.19			
JUL 31 75	S'TAX		A*	53.04	
JUL 31 75	PR'FEE		A*	.50	
JUL 31 75	W'DEED		A*	4.00	* 57.54