BOOK 5011 PAGE 921

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Robert Malcolm Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 76

Notary Public

MY COMMISSION EXPIRES: 11-22-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Malcolm Patton etux (NAME)	Majestic Investment Co. of Denver (NAME)	61-15-366
300 Anderson Lane (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Avenue (STREET ADDRESS)	15D-18215
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Denver, Colo. 80211 (CITY) (STATE) (ZIP)	

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, BILLY R. COBB and wife, CHRISTINE COBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT MALCOLM PATTON and wife, BARBARA JEAN PATTON

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 the northerly 75 feet of Lot No. 275 on the Plan of Inglewood Place, as fo record in Book 332, page 101, Register's Office for said County.

SAID part of Lot No. 275 fronts 75 feet on the westerly side of Kingswood Lane and runs back between parallel lines 182.4 feet to a dead line.

BEING the same property conveyed to Billy R. Cobb and wife, Christine Cobb by Deed from John Wayne Myers and wife, Elsie A. Myers, of record in Book 4666, page 876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein-

As part of the above consideration is the assumption of one certain trust deed dated December 15, 1972 and filed for record December 22, 1972, in the office of the recorded of deeds of Davidson County, Tennessee, in Book 4666, page 878, and note of even date thereby secured, in the original principal amount of $14,500.00, payable to Mortgage Associates, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of Billy R. Cobb and wife, Christine Cobb under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 3813 Kingswood Lane, Nashville, Tenn. 37216
(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 31st day of March, 19 76

Billy R. Cobb
BILLY R. COBB

Christine Cobb
CHRISTINE COBB

BOOK 5011 PAGE 922

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy R. Cobb and wife, Christine Cobb

the bargainor, 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 Nashville, Tennessee, this 31st day of March 1976

Commission expires 11-7-79

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM

BILLY R. COBB ETUX

TO

ROBERT MALCOLM PATTON ETUX

Please file in Box 4

APR-26 CONV 20,000.00
APR-26 S'TAX B* 52.00
APR-26 PR'FEE B* .50
APR-26 W'DEED B* 4.00 * 56.50

D 43057

IDENTIF. REFERENCE

APR 2 3 00 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.