This instrument was prepared by James A. Freeman, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5059 PAGE 831

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Cortez et ux	Dobson & Johnson, Inc.	2D-42300
(NAME)	(NAME)	
2793 Water View Drive	311 Plus Park Blvd.	Map 136-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37217	Par. 24
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- Dollars, cash in hand paid by the said grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees, of the unpaid balance of an indebtedness in the original principal amount of $24,000.00, payable to Dobson & Johnson, Inc.; and secured by a Deed of Trust executed by Frank N. Siler and wife, Ruth C. Siler, to Albert Wm. Johnson, Trustee, of record in book 4141, page 977; and assigned to Lincoln Savings Bank of record in book 4151, page 350, Register's Office for Davidson County, Tennessee,

I, Thomas E. Powers, unmarried, hereinafter called the grantor, have ~~bargained~~ this day bargained and sold, and do hereby transfer and convey unto the said Michael A. Cortez and wife, Sandra M. Cortez, herein called the grantees, their, ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Edge-O-Lake Estates, Section IV, as of record in book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 80 feet on the southerly side of Water View Drive and extends back 123.24 feet on the westerly line and 122.81 feet on the easterly line to a dead line, measuring 80.02 feet thereon.

Being the same property conveyed to Thomas E. Powers, by deed from Ronald G. Hamlin and wife, Daidy M. Hamlin, of record in book 4805, page 549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 3836, page 23; and easements, setback lines, conditions of owners certificate, as shown on plan of record in Book 3600, pages 87 and 88; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,500.00

Subscribed and sworn to before me, this the 20th day of August 19 76

Affiant Michael A. Cortez

My commission expires: 10-5-78 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2793 Water View Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their ~~successors~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 13th day of August, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sharon E. Powers

Thomas E. Powers

Sharon E. Powers

(Thomas E. Powers)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Thomas E. Powers, unmarried

the within named 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 Macomb County, Michigan, Tennessee *this* 13th *day of* August, *19* 76

Commission expires May 31, 1978

Reba Koontz
Notary Public

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 .....

AUG23[illegible] CONV 40,500.00
AUG23[illegible] S'TAX B* 105.30
AUG23[illegible] PR'FEE B* .50
AUG23[illegible] W'DEED B* 4.00 * 109.80

WARRANTY DEED

FROM
Thomas E. Powers, unmarried

TO
Michael A. Cortez et ux

D 64331

IDENTIF. REFERENCE

AUG 23 10 27 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Cortez et ux

$30.00 - Macon St

Glencastle