This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5079 PAGE 403

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben D. Cobb, et ux	Fidelity Federal S & L Assn.	Map 161-2
(NAME)	(NAME)	
496 Ellenwood Drive	401 Union	Parcel 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(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 Ben D. Cobb and wife, Barbara H. Cobb and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Ben D. Cobb and wife, Barbara H. Cobb have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $18,100.00, secured by deed of trust in Book 4227, page 218, Register's Office for Davidson County, Tennessee.

OCT 19[illegible] CONV 34,500.00
OCT 19[illegible] S'TAX B* 89.70
OCT 19[illegible] [illegible] B* .50
OCT 19[illegible] W'DEED B* 4.00 * 94.20

We, John C. Walton and Virgil McCool *have this day bargained and sold, and do hereby transfer and convey unto the said* Ben D. Cobb and wife, Barbara H. Cobb *their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of McMurray Hills Subdivision, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.
Said Lot No. 67 fronts 72.0 feet on the northerly margin of Ellenwood Drive and extends back 170.0 feet on the easterly line and 189.1 feet on the westerly line which is a broken line, to a rear line measuring 48.7 feet thereon.

Being the same property conveyed to John C. Walton and Virgil C. McCool, by deed from Joseph S. Mason and wife, Norma M. Mason, of record in Book 5065, page 245, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities along the westerly and rear lines of premises, a 15-foot drainage easement across front of premises, and anchor easement located at the southwest corner of premises, 30-foot building setback line from Ellenwood Drive, and conditions of owner's certificate, as shown on plan of record in Book 3700, page 5, Register's Office for said County; and is also subject to restrictive covenants of record in Book 3882, page 846, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 13th day of October 19 76

Affiant John C Walton

My commission expires: My Commission Expires Dec. 15, 1979 (Affix Seal)

Notary Public Betsy Shaper

This is unimproved ( ) improved (X) property, known as 496 Ellenwood Drive (House Number) Nashville, Tennessee (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 Ben D. Cobb and wife, Barbara H. Cobb *their (successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben D. Cobb and wife, Barbara H. Cobb *their (successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 13th *day of* October, 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.*

John C Walton
Virgil McCool

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, John C. Walton and Virgil C. McCool .....

.....

.....

the within named bargainor S, 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 13th day of October, 19 76

My Commission Expires Dec. 15, 1979 ..... Notary Public

Commission expires .....

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.....

WARRANTY DEED

FROM

John C. Walton, et al

TO

Ben D. Cobb, et ux

D 7 3 0 1 4

IDENTIF. REFERENCE

Oct 19 10 13 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238