BOOK 5090 PAGE 932

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 26,000.00

Ralph E. Cotnoir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22d DAY OF November 19 76.

Charles P. Crom
Notary Public

MY COMMISSION EXPIRES: 11-7-79
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Law offices of J. K. Woodard, 223 Madison St., Madison, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Cotnoir et ux (NAME)	National Mortgage Co. (NAME)	Map 95 10
2106 Sanborn Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 32
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (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, Leo A. Schroeder and wife, Kathryn A. Schroeder,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph E. Cotnoir and wife, Dianne B. Cotnoir,

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:

Being Lot No. 193, Section 4, Elm Hill Acres Subdivision, as of record in Book 2331, page 118, Register's Office said County.

Said Lot No. 193 fronts 70 feet on the northeasterly side of Sanborn Drive and extends back 281.7 feet, more or less on the northwesterly line, passing a witness line at 203.7 feet and 255.5 feet, more or less on the southeasterly line, passing a witness line at 205.5 feet to the center of Sims Branch, measuring 72 feet, more or less along said center of Sims Branch and measuring 70 feet along the witness line.

Being the same property conveyed to Leo A. Schroeder and wife, Kathryn A. Schroeder, by deed from Shirley Welch Denton (Anderson) of record in Book 4892, page 234, Register's Office for Davidson County, Tennessee.

It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantee the balance of a note which is secured by a Deed of Trust of record in Book 4892, page 236 said Register's Office.

This is unimproved ( ) improved (X) property, known as 2106 Sanborn Drive, Nashville, Tennessee
(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 wh msoever. 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 21st day of November, 19 76

Leo A. Schroeder — Kathryn A. Schroeder

LEO A. SCHROEDER — KATHRYN A. SCHROEDER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leo A. Schroeder and wife, Kathryn A. Schroeder,

the 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, this 21st day of November, 1976

Charles P. Cox
Notary Public.

Commission Expires 11-7-79

CHARLES P. COX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
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 purpose 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

D 78486

IDENTIF. REFERENCE

Nov 24 10 17 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV24'76	CONV	26,000.00			
NOV24'76	S'TAX		B*	67.60	
NOV24'76	PR'FEE		B*	.50	
NOV24'76	W'DEED		B*	4.00	* 72.10

WARRANTY DEED

FROM Leo A. Schroeder et ux

TO Ralph E. Cotnoir et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York