BOOK 5095 PAGE 365

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald J. Coode and wife, ~~Delia T. Coode~~ (NAME)	First & Mid-South Mortgage Company (NAME)	104-14
2902 W. Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	72
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	24W10250

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, Kathie E. Burns

have this day bargained and sold, and do hereby transfer and convey unto the said Donald J. Coode and wife, Delia T. Coode

their

certain real estate in Davidson County, Tennessee, as follows: ~~successors~~, *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for said County.

Said Lot No. 55 fronts 70 feet on the northerly side of Sunset Avenue, now West Linden, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Kathie E. Burns, by deed from Jean Ardis Roe Sory, recorded in Book 4739, page 691, Register's Office for Davidson County, Tennessee. The said John E. Burns hereby joins in the execution of this document for the purpose of conveying any interest he may have in this property by reason of his marital status.

This conveyance is made subject to the following encumbrances:
1. 1976 taxes to be prorated and assumed by Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 2nd day of DECEMBER 1976

My commission expires: 2-5-77 (Affix Seal)

Affiant X Donald J. Coode

Notary Public

This is unimproved ( ) improved (XX) property, known as 2902 W. Linden Avenue, 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 Donald J. Coode and wife, Delia T. Coode

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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald J. Coode and wife, Delia T. Coode

their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 24th *day of* November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kathie E. Burns
KATHIE E. BURNS

John E. Burns
JOHN E. BURNS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carl E. Mclam, a Notary Public in and for said County and State, Kathie E. Burns and husband, John E. Burns

the within named 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 24th day of December, 19 76

Carl E. Mclam
Notary Public

Commission expires Feb. 18, 1980

CARL E. MCLAM NOTARY PUBLIC DAVIDSON CO. TENN.

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

KATHIE E. BURNS

TO

DONALD J. COODE and wife,
DELIA T. COODE

D 8 0 5 4 4

IDENTIF. REFERENCE

Dec 9 4 04 PM '76

REGISTER
DAVIDSON CO. TENN.

DEC-9 76 CONV 27,500.00
DEC-9 76 S'TAX B* 71.50
DEC-9 76 PR'FEE B* .50
DEC-9 76 W'DEED B* 4.00 * 76.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

Return to ADAMS & WILKINS ATTORNEYS
WILKINS, ADAMS & WILKINS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219