BOOK 5097 PAGE 483

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

19,750.00

Robbie J. Cohea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF DECEMBER, 19[illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbie J. Cohea, Unmarried (NAME)	Dobson & Johnson, Inc. (NAME)	83-6
1426 Sumner Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	18
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	274-15475

paid

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, Franklin D. Champion et ux Elizabeth Ann Champion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robbie J. Cohea, Unmarried

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 Lot No. 41 on the Map of the subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 50 feet on the south side of Sumner Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Franklin D. Champion and wife, Elizabeth Ann Champion, by deed from Mav R. Layne, et al, of record in Book 4637, page 256, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as 1426 Sumner Drive (House Number) (Street) (P. O. Address) Nashville, TN 37206 (City or Town) (Postal Zip)

YY

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 hands this 15TH day of DECEMBER, 19 76

Franklin D. Champion — Franklin D. Champion

Elizabeth Ann Champion — Elizabeth Ann Champion

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin D. Champion et ux Elizabeth Ann Champion

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 _____, Tennessee, this 15TH day of DECEMBER 19 76

My commission expires 9/16/78

Nancy Shelton
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Franklin D. Champion

TO
Robbie J. Cohea, Unmarried

D 8 1 5 3 3

IDENTIFICATION REFERENCE

DEC 16 1 43 PM '76

FEE
REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

DEC16'76 CONV 19,750.00
DEC16'76 S'TAX B* 51.22
DEC16'76 PR'FEE B* .50
DEC16'76 W'DEED B* 4.00 * 55.72