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IDENTIF. REFERENCE

JUN 20 3 04 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

BOOK 5161 PAGE 573

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

James R. Hewgley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1977.

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. HEWGLEY (NAME)	SAME (NAME)	22W-16005
112 B Blackburn Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-8
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	341

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, HOMER L. RANDOLPH and XAVIER B. COSSE , as tenants in common,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. HEWGLEY

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 the northwesterly part of Lot No. 48 on the Plan of O. B. Hayes' Rokeby Addition, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of 16th Avenue, South, 330 feet south of the southerly margin of Western Avenue; thence southerly along said margin 175 feet to a point; thence easterly 145 feet, more or less, to a point, the northwest corner of the property conveyed to Dan J. Yearwood by deed from T. Graham Hall and wife, Bettie M. Hall, of record in Book 2037, page 618; thence easterly along Yearwood's north line 145 feet, more or less, to the west margin of an alley; thence along said margin northerly 175 feet to a point; thence westerly 145 feet, more or less, to the beginning.

BEING the same property conveyed to Homer L. Randolph and Xavier B. COSSE , as tenants in common by an Installment Deed from Blanche H. Frierson and husband, Theodore W. Frierson, of record in Book 4301, page 304, Register's Office for Davidson County, Tennessee. The said Xavier B. Cossee and Xavier B. Cosse being ONE and the SAME person.

This is unimproved ( ) improved (XX) property, known as 1516-16th Avenue, South, 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 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 31 day of May, 19 77

Homer L. Randolph
HOMER L. RANDOLPH

Xavier B. Cosse
XAVIER B. COSSE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOMER L. RANDOLPH and XAVIER B. COSSE

the bargainors, 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 31 day of May 19 77

Commission expires May 28, 1980

Leslie T. Robertson
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 upon (their several oaths) (his oath) (themselves) (himself) acknowledged 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 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
HOMER L. RANDOLPH and
XAVIER B. COSSE

TO
JAMES R. HEMGLEY

File Box 7 Alan L. Saturn, Atty.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 20 [illegible] CONV 65,000.00
JUN 20 [illegible] STAX B* 169.00
JUN 20 [illegible] FRTFEE B* .50
JUN 20 [illegible] RDEED B* 4.00 * 173.50