BOOK 5165 PAGE 752

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Clement Cottingham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Dec., 1977

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLEMENT COTTINGHAM, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	117-7
3427 Benham Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	89
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, BENJAMIN F. ADAMS, JR., et ux NANCY C. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEMENT COTTINGHAM, et ux PHOEBE H. COTTINGHAM

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. 194 on the Plan of Noel's Subdivision of Wakins Park, not of record.

SAID Lot No. 194 fronts 200 feet on the west side of Benham Street and runs back between parallel lines 200 feet to the east line of Lot No. 221.

BEING the same property conveyed to Benjamin F. Adams, Jr., and wife, Nancy C. Adams by deed from W. H. G. Caldwell, a widower, of record in Book 5015, page 001, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3427 Benham Street, Nashville, Tennessee 37217
(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 hand s this 28th day of _____, 19 77

Benjamin F. Adams, Jr.
BENJAMIN F. ADAMS, JR.

Nancy C. Adams
NANCY C. ADAMS

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 BENJAMIN F. ADAMS, JR., et ux NANCY C. ADAMS

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, Tennessee, this 28th day of June 19 77

Commission expires April 26, 1978

Edward M. Beck Jr.
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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

111984-5

WARRANTY DEED

FROM
BENJAMIN F. ADAMS, JR., et ux

NANCY C. ADAMS

TO
CLEMENT COTTINGHAM, et ux

PHOEBE H. COTTINGHAM

~~PLEASE MAIL RECORDED DEED TO:~~
Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

FILED
28 JUN '77
REFERENCE

JUN30'77 CONV 69,000.00
JUN30'77 S'TAX B* 179.40
JUN30'77 FEE B* .50
JUN30'77 REGD B* 4.00 * 183.90*

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.