THIS INSTRUMENT WAS PREPARED BY [illegible], ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE 37115

# WARRANTY DEED

BOOK 5315 PAGE 662

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CARL F. COTTEN ET UX | Same | Map 83-3 |
| (NAME) | (NAME) | |
| 123 CREIGHTON AVENUE | 1336 McAlpine Ave | Parcel 8 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TENNESSEE | Nash. Tenn | 15DA38544 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the said grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, CHARLENE C. SEIGENTHALER and husband, BOBBY J. SEIGENTHALER, hereinafter called the grantors,
*have this day bargained and sold, and do hereby transfer and convey unto the said* CARL F. COTTEN and wife, SHIRLEY J. COTTEN, herein called the grantees, their

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

Land in Davidson County, Tennessee, being the southerly part of the easterly 25 feet of Lot No. 10 and the southerly part of the westerly 25 feet of Lot No. 9 on the map showing C. H. Wallers Subdivision of part of Lots Nos. 42 and 43, in Brownsville, as of record in Book 547, page 163, Register's Office for said County, being the westerly 50 feet of Lot No. 9 and the westerly 50 feet of the southerly part of Lot No. 13 on the unrecorded plan of the Myrtle Kirkpatrick property, described according to a survey made by George W. Watkins, Surveyor, April 25, 1958, as follows:
BEGINNING on the northerly margin of Creighton Avenue, or Street, at the southwest corner of the property conveyed to Pyramid Property Company by deed from R. D. Johnson and wife, of record in Book 2705, page 95, said Register's Office; thence with said Avenue, or Street, eastwardly 50 feet to the southwest corner of the property conveyed to Daniel Van Pelt and wife,,by deed from Pyramid Property, of record in Book 2808, page 135, said Register's Office; thence with the westerly line of said Van Pelt property, northwardly 174 feet, more or less, to the southerly line of the property conveyed to Clayton M. Morse and wife, by deed from R. D. Johnson and wife, of record in Book 1629, page 78, said Register's Office; thence with said line, westwardly 50 feet to the southwest corner of said Morse property; thence southwardly 178.9 feet to the beginning.
Being the same property conveyed to CHARLENE C. SEIGENTHALER and husband, BOBBY J. SEIGENTHALER by deed from H. T. COBB of record in Book 4173, page 11, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 25 day of July 19 78

H. J. Cobb Jr.
Affiant

My commission expires: 4-18-82
(Affix Seal)

Nancy George
Notary Public

This is unimproved ( ) improved (X) property, known as 123 Creighton Ave., 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* grantees, their

~~heirs and assigns~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

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

*Witness* our hands this 25th day of July, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charlene C. Seigenthaler X Bobby J. Seigenthaler
(Charlene C. Seigenthaler) (Bobby J. Seigenthaler)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Charlene C. Seigenthaler and husband, Bobby J. Seigenthaler

*the within named 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* Nash. *Tennessee, this* 25 *day of* July, *19* 78

*Commission expires* 4-18-82

Jimmy George *Notary Public*

JIMMY GEORGE NOTARY PUBLIC DAVIDSON COUNTY

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

Charlene C. Seigenthaler et vir

TO

Carl F. Cotten et ux

E 7.8 7.2 7.

IDENTIF. REFERENCE

JUL 25 12 22 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL 25 78 | CONV | 13,500.00 | | | | |
| JUL 25 78 | S'TAX | | B* | 35.10 | | |
| JUL 25 78 | PR'FEE | | B* | .50 | | |
| JUL 25 78 | W'DEED | | B* | 4.00 | * | 39.60 |

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS