Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5318 PAGE 550

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HOWARD ANDERSON		Map 120-9
(NAME) 300 FRANKLIN LIMESTONE RD	(NAME) SAME	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN	(STREET ADDRESS)	
(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 Howard W. Anderson, George Anton and Doris Turner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Howard W. Anderson, George Anton and Doris Turner have assumed and agreed to pay the unpaid balance of an original indebtedness in the amount of $17,300.00 secured by Deed of Trust of record in Book 3140, page 357, Register's Office for Davidson County, Tennessee,

We, Xavier B. Cosse and wife, Irene A. Cosse

have this day bargained and sold, and do hereby transfer and convey unto the said Howard W. Anderson, George Anton and Doris Turner,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Glengarry Park, Section I, as of record in Book 2663, page 72, Register's Office for said County.

Said Lot No. 151 fronts 87 feet on the east side of Currey Road and runs back 220.3 feet on the north line and 205 feet on the south line, to a dead line in the rear on which it measures 88.1 feet.

Being the same property conveyed to Xavier B. Cosse and wife, Irene A. Cosse, by deed from Kenneth Risner and wife, Jewell M. Risner, of record in Book 4422, page 655, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utility purposes, 80-foot minimum building setback line from Currey Road, and conditions of Owner's Certificate, of record in Book 2663, page 72, said Register's Office; and restrictive covenants of record in Book 2796, page 604, and Book 2805, page 226, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 28th day of July, 19 78

Affiant: George Anton

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

Notary Public: Nancy L. Lota

NANCY L. LOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 806 Currey Road (House Number) Nashville, (Street) Tennessee (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
Howard W. Anderson, George Anton and Doris Turner, their *(successors), heirs and assigns forever.* We *covenant that* I/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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard W. Anderson, George Anton and Doris Turner, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 28th *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.*

Xavier B. Cosse

Irene A. Cosse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Malcolm Puckett, *a Notary Public in and for said County and State,* Xavier B. Cosse and wife, Irene A. Cosse

*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 Nashville, Tennessee
this 25th *day of* July, *19*78

Malcolm Puckett *Notary Public*

Commission expires My Commission expires SEPT. 25, 1978

COLMPICKETT NOTARY PUBLIC DAVIDSON COUNTY TN

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 B3496

WARRANTY DEED

FROM
Xavier B. Cosse et ux
TO
Howard W. Anderson, et al

AUG-18 78	CONV	41,000.00			
AUG-18 78 S'TAX			B*	106.60	
AUG-18 78 PR'FEE			B*	.50	
AUG-18 78	W'DEED		B*	4.00	* 111.10

E 79980

IDENTIF. REFERENCE

AUG 18 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238