This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JAMES R. DAVIS, Jr., et ux

TO
RALPH E. COTNOIR, et ux

For draftsman's use

JACKSON, TANNER & REYNOLDS, attys
Suite 100, 216 - 3rd Avenue North
Nashville, TN 37201

BOOK 5342 PAGE 51

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Cotnoir, etux (NAME)	Third National Mortgage Co. (NAME)	6DU-25120
4815 Abbay Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2628 Mortgage Loan Department (STREET ADDRESS)	147-2-52
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E90529

IDENTIF. REFERENCE

SEP 25 2 39 PM '78

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,303.50 Ralph E. Cotnoir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 1978.

Ina N. Kent
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

For and in Consideration of the sum of TEN and NO/100 - - ($10.00) - - Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by said Grantees of the unpaid principal balance of a note in the original amount of $29,950.00 to the Third National Bank in Nashville, secured by a deed of trust to John A. Hubbard, Trustee, of record in Book 4920, Page 330, Register's Office for Davidson County, Tennessee, payable as specified therein. The Grantees further assume the obligations under the terms of the instrument creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, JAMES R. DAVIS, JR., and wife, MARIAN E. DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said RALPH E. COTNOIR and wife, DIANNE B. COTNOIR

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. 178 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Coventry Drive, the common corner of Lot No. 178 and a lot designated "Reserved", thence northwesterly with the line between said two lots, 130 feet to a point, thence northeasterly with the line between Lots 178 and 179; 135.4 feet to a point in the northwesterly margin of Abbay Drive; thence southeasterly with the margin of the same 91.4 feet to a concrete monument at the beginning of a curve; thence southeasterly around said curve 37.5 feet to a concrete monument in the northwesterly margin of said Coventry Drive; thence southwesterly with the margin of the same 85.1 feet to the point of beginning.

Being the same property conveyed to James R. Davis and wife, Marian E. Davis, by deed from Robert E. Lockwood and wife, Geraldine L. Lockwood, of record in Book 5167, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

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This is { unimproved / improved (X) } property, known as 4815 Abbay Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph E. Cotnoir and wife, Dianne B. Cotnoir, their heirs and assigns, forever.

And we do covenant with the said Ralph E. Cotnoir and wife, Dianne B. Cotnoir 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, except for the above mentioned deed of trust assumed by Grantees.

And we, James R. Davis, Jr., and wife, Marian E. Davis do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph E. Cotnoir and wife, Dianne B.Cotnoir, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 18th day of September, 1978

James R. Davis, Jr.

Marian E. Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Davis, Jr., and wife, Marian E. Davis

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 18th day of Sept., 1978

Notary Public

Commission expires My Commission Expires Feb. 12, 1979

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 .

SEP 25 CONV 40,303.50
SEP 25 S'TAX B* 104.78
SEP 25 PR'FEE B* .50
SEP 25 W/DEED B* 4.00 * 109.28

Witness my hand and seal, at office in ,
this day of , 19 .

, Notary Public.

Commission expires

Mail to: Linda B.Booth Realty Co., 3818 Cleghorn Ave., Nashville, TN 37215