This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5390 PAGE 573

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-16-62	Mr./Mrs. Joseph Michael Cozy	Guaranty Mortgage Company P. O. Box 786 783 Old Hickory Boulevard Nashville, Tennessee 37027
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 031631
8DZ-47420	752 Darden Place	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated January 4, 1977, in the original principal sum of $40,000.00, payable to First American National Bank in Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Wayne Hovey and wife, Sally L. Hovey, to John E. Donovan, Trustee, as of record in Book 5102, Page 781, Register's Office for Davidson County, Tennessee.

WAYNE HOVEY and wife, SALLY L. HOVEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH MICHAEL COZY and wife, HELEN BRANDT COZY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 169 on the Map of Hillwood Estates, Section Nine, Part Two, as of record in Book 2331, Page 28, Register's Office for Davidson County, Tennessee.

SAID Lot No. 169 fronts 190 feet on the east side of Darden Place, and runs back between lines, 383.4 feet on the north line and 280 feet on the south line, to a dead line in the rear which is a broken line, on which it measures 220.44 feet.

BEING the same property conveyed to Wayne Hovey and wife, Sally L. Hovey by deed from Thelma Price Bramblett, of record in Book 5049, Page 624, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all existing easements of record.

JAN30 79	CONV	80,000.00			
JAN30 79	S'TAX		B*	208.00	
JAN30 79	PR'FEE		B*	.50	
JAN30 79	W'DEED		B*	4.00	* 212.50

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and the 1979 taxes which the Grantees hereby assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of January, 19 79

Sally L. Hovey

Sally L. Hovey

Wayne Hovey

Wayne Hovey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5390 PAGE 574

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Wayne Hovey and wife, Sally L. Hovey

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, the 29th day of January, 19 79.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 80,000.00 Amount

Joseph Michael Cozy

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WAYNE HOVEY et ux.

TO

JOSEPH MICHAEL COZY et ux.

F. I. 1-9.36

IDENTIF. REFERENCE

JAN 30 9 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public