549 03/23 116.30- CHECK

BOOK 5409 PAGE 198 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Walter M. Rivers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 79

Janet M. Conley
Notary Public

MY COMMISSION EXPIRES: 10-29-82
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter M. Rivers (NAME)	Same (NAME)	Maps 69-16, 70-13
1200 - 9th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 15, 6
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	(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, Earl A. Cotten and wife, Anna Lee Cotten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter M. Rivers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 13th Civil District of DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: BEGINNING on the northerly margin of the Clarksville Highway in the westerly line of the property conveyed to Dr. John J. Lentz by deed from J. W. Coleman and wife, of record in Book 1044, page 393, Register's Office for said county; thence with the northerly margin of said highway, westwardly 100 feet; thence N 37-1/2° E 150 feet; thence eastwardly and parallel with said highway 100 feet to said Lentz' westerly line; thence with same S 37-1/2° W 150 feet to the beginning.

TRACT NO. 2: BEGINNING on the northeasterly margin of Highway No. 112 in the easterly line of the Coleman property; thence with Coleman's easterly line northwardly 300 feet; thence southeastwardly 40 feet to the westerly line of the Bond property; thence with Bond's westerly line southwardly 373 feet to the northeasterly margin of said highway; thence with said highway northwestwardly 268 feet to the beginning, containing 1.06 acres, more or less.

BEING the same property conveyed to Earl Andrew Cotten and mother, Rosie M. Cotten, by deed from J. W. Coleman and wife, of record in Book 1261, page 585, Register's Office for Davidson County, Tennessee; the said Rosie M. Cotten having subsequently conveyed her undivided one-half interest to Earl Andrew Cotten and wife, Anna Lee Cotten, by deed of record in Book 2025, page 49, said Register's Office, being Tract No. 1; and being the same property conveyed to Earl A. Cotten and wife, Anna Lee Cotten, by deed from Nolen S. Porter and wife, of record in Book 1385, page 206, said Register's Office, being Tract No. 2.
Earl A. Cotten and Earl Andrew Cotten are one and the same person.

unimproved ( )
This is improved (X) property, known as _____ (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 22nd day of March, 1979

x Earl A. Cotten x Anna Lee Cotten

STATE OF TENNESSEE
~~XX-XXXXX~~ County
CHEATHAM

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Andrew Cotten and wife, Anna Lee Cotten

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 Ashland City, Tennessee, this 22nd day of March 1979

Commission expires 10/19/82

Janet M. Cathey
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

WARRANTY DEED

FROM
EARL A. COTTEN, ET UX

TO
WALTER M. RIVERS

F. I. 9950

IDENTIF. REFERENCE

MAR 23 8 38 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43000.00- CAMT.
111.80 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 116.30-
0649A03/23/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.I.9950

T
IDENTIF. REFERENCE

MAR 23 8 38 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 672185