BOOK 5494 PAGE 170

THIS INSTRUMENT WAS PREPARED BY:
GAIL D. [illegible], ATTORNEY
230 FOURTH AVE., NO., 1
NASHVILLE, TENNESSEE 37219

mail

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Tom Cozart and J. R. Scott | Same | 72-13 #439 |
| (NAME) 954 Strouse Avenue | (NAME) | 27W-26462 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (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,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

THOMAS G. WHITLEY and wife, CLARA N. WHITLEY, and ERBY S. PEELER and wife, JOYCE G. PEELER

*have this day bargained and sold, and do hereby transfer and convey unto the said*

TOM COZART and J. R. SCOTT

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said lot fronts 50.2 feet on the southerly side of Strouse Avenue and runs back between lines, 244.5 feet on the westerly line, 241.3 on the easterly line to a 30 foot alley in the rear on which it measures 50 feet.

Being the same property conveyed to Thomas G. Whitley and Erby S. Peeler by deed of record in Deed Book 5212, page 662, Register's Office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 30th day of August 19 79

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 954 Strouse Avenue, Nashville
(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*

TOM COZART and J. R. SCOTT

their *(successors),*

*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,* except for 1979 taxes; plan of record in Bk. 421, pg. 72 and 73.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* TOM COZART and J. R. SCOTT

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 30th *day of* August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas G. Whitley

Clara N. Whitley

Erby S. Peeler

Joyce G. Peeler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Gail Pigg *, a Notary Public in and for said County and State,* Thomas G. Whitley and wife, Clara N. Whitley and Erby S. Peeler and wife, Joyce G. Peeler

*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* 30th *day of* August *, 19* 79.

Gail Pigg *Notary Public*

*Commission expires* 2/23/81

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* .....

9543

**WARRANTY DEED**

FROM

Thomas G. Whitley, et ux and Erby S. Peeler, et ux

TO

Tom Cozart and J. R. Scott

F. 50387

IDENTIF. REFERENCE

SEP 6 11 42 AM '79

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

BOOK 5494 PAGE 172

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 36000.00- CO | |
| | | | 93.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 100.10- | |
| | | | 9543A09/06/79 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F.50387

IDENTIF. REFERENCE

SEP 6 11 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 709897