This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5538 PAGE 749

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie R. Cothern, Jr. and wife, Debbie L. Cothern	Guaranty Mortgage Company	75-4-65
(NAME) 4547 Baton Rouge Drive	(NAME) P. O. Box 2708	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Leslie R. Cothern, Jr. and wife, Debbie L. Cothern 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 Leslie R. Cothern, Jr. and wife, Debbie L. Cothern have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $29,550.00, secured by deed of trust of record in Book 4459, page 486, Register's Office for Davidson County, Tennessee,

We, Donald N. Edmands and wife, Isabel R. Edmands

have this day bargained and sold, and do hereby transfer and convey unto the said Leslie R. Cothern, Jr. and wife, Debbie L. Cothern *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Tulip Grove, Section 5, as of record in Book 4125, page 71, said Register's Office.

Said Lot No. 298 fronts 99.5 feet on the easterly side of Baton Rouge Drive and extends back 142.31 feet on the northerly line and 136.28 feet on the southerly line to a dead line measuring 109.84 feet thereon.

Being the same property conveyed to Donald N. Edmands and wife, Isabel R. Edmands by deed from Fischer and Short Construction Company, Inc., a Tennessee corporation of record in Book 4459, page 484, said Register's Office.

This conveyance is subject to recorded plan shows an Owner's Certificate, a 40-foot setback line from Baton Rouge Drive, a 10-foot easement for utilities and drainage, and an anchor easement 2½ X 25 feet; and restrictions of record in Book 4349, page 112, and Book 4367, page 936, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,650.61

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

Affiant Debbie L Cothern

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary E...

unimproved ( )
This is improved (X) property, known as 4547 Baton Rouge Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 30th *day of* November, 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.*

Donald N. Edmands
Donald N. Edmands

Isabel R. Edmands
Isabel R. Edmands

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Donald N. Edmands and wife, Isabel R. Edmands

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* November, *19*79

Mary Emery *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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 .....

9392

237589

WARRANTY DEED

FROM
Donald N. Edmands and wife, Isabel R. Edmands

TO
Leslie R. Cothern, Jr. and wife, Debbie L. Cothern

F 6 6 2 1 7

IDENTIF. REFERENCE

DEC 3 3 40 PM '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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5538 PAGE 751

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
			69656.61- CO 181.22 CO TX .50 PRFEE 6.00 WDEED CHECK 187.72- 9392A12/03/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.66217

IDENTIF. REFERENCE

DEC 3 3 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 729167