FORM NO. WD-1

BOOK 6216 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1984.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

*From Information Furnished By the Parties

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY *
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John R. Costa et ux (NAME)	SAME (NAME)	Map 149-9
5866 East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 41
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH-17681

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, Thomas E. Mason and wife, Bettie S. Mason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Costa and wife, Eileen C. Costa

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

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Tyne Valley Estates Section 5, of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 107 fronts 264.87 feet on the broken southeasterly margin of East Ashland Drive and extends back 203.0 feet on the northeasterly line and 200.00 feet on the broken westerly line to a dead line in the rear, measuring 357.5 feet thereon.

BEING the same property conveyed to Thomas E. Mason and wife, Bettie S. Mason by deed from R. E. McDaniel, Jr., and wife, Joann McDaniel, of record in Book 5520, page 194, said Register's Office.

This conveyance is made subject to (1) property taxes for 1984 which have been prorated between Grantors and Grantees, (2) the matters shown on said plan and (3) restrictive covenants of record in Book 3766, page 609, Book 3788, page 404, and Book 3813, page 383, all in said Register's Office.

This is improved (X) unimproved ( ) property, known as 5866 East Ashland Drive, Nashville, TN 37215
(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 16th day of January, 1984

Thomas E. Mason

Bettie S. Mason

01/18 449.90 CHECK

5977

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Mason and Bettie S. Mason

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 16th day of January 1984

Commission expires 11-1-87

John V. Adams
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
Thomas E. Mason and wife, Bettie S. Mason

TO
John R. Costa and wife, Eileen C. Costa

Returned to:
PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

jb

IDENTIFICATION REFERENCE

FILED
JAN 18 9 47 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

C 3 1 8 9 H

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6216 PAGE 237

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
			170500.00- CAMT.	
			443.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 449.30-	
			697701/18/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

408135

IDENTIF. REFERENCE

JAN 18 8 47 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 7377