Prepared by: Darrell West
Wadley & Newport
2nd Floor, St. Cloud Corner
500 Church St.
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wm. Caldwell Hancock and C. Kinian Cosner, Jr.	Same	Map 91-6
313 Jocelyn Hollow Cir.	(NAME)	Par 255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6261 PAGE 925
Nashville, TN 37205		
(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, including the assumption by the Grantees, Wm. Caldwell Hancock and C. Kinian Cosner, Jr., of the unpaid principal balance of a certain promissory note described in an Installment Deed dated October 6, 1981 from M. L. Randall and wife to Richard A. Sells, of record in Book 5804, page 983, Register's Office for Davidson County, Tennessee, which said promissory note the said Grantees assume and agree to pay;

We, Richard A. Sells and wife, Dixie Daugherty Sells,

have this day bargained and sold, and do hereby transfer and convey unto the said Wm. Caldwell Hancock and C. Kinian Cosner, Jr., as tenants in common, their

certain real estate in Davidson County, Tennessee, as follows: ~~heirs~~, heirs and assigns,

Land in Davidson County, Tennessee being Lots nos. 1601 and 1603, Block 14, Plan No. 2 West Nashville, as of record in Book 57, page 172 Register's Office for said County.

Said Lots adjoin and front together 60 feet on the northerly side of Tennessee Avenue and run back between parallel lines, along the westerly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Being the same property conveyed to Richard A. Sells by deed from M. L. Randall and wife Shirley Randall, of record in Book 5804, page 983, Register's Office for said County.

Dixie Daugherty Sells, the wife of Richard A. Sells, joins in this conveyance for the purpose of conveying whatever right, title and interest she may have in the above-described property as the spouse of Richard A. Sells.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 30,500.00

Subscribed and sworn to before me, this the 17th day of February 19 84

Affiant

My commission expires: 7-15-87 (Affix Seal)

Notary Public

JOE EDDLEMON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 5700 Tennessee Avenue, 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 belonging to the said Wm. Caldwell Hancock and C. Kinian Cosner, Jr., as tenants in common

(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 the note and installment deed described herein and Deed of Trust of record in Book 4589, page 220. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Wm. Caldwell Hancock and C. Kinian Cosner, Jr., as tenants in common (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of February 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard A. Sells

Dixie Daugherty Sells

5090 04/02 85.80- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Richard A. Sells and wife, Dixie Daugherty Sells, the within named 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 17th day of February, 19 84.

Dale B. Wilkes
Notary Public

Commission expires 7-18-87

DALE B. WILKES NOTARY PUBLIC STATE OF TENNESSEE

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.....

11739

T IDENTIF. REFERENCE

APR 2 12 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
Richard A. Sells, et ux

TO
Wm. Caldwell Hancock
and C. Kinian Cosner, Jr., as
tenants in common

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

852

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

RECEIVED OF _____ BOOK 6261 PAGE 927

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

30500.00- CAMT.
79.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 85.80-
5090A04/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1: 2: 7: 3: 9

IDENTIF. REFERENCE

APR 2 12 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 24950