PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Bay 21

WARRANTY DEED

BOOK 6321 PAGE 21

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ann Cosby 3038 Hillside Drive Nashville, TN 37207	Same	Map 071-14 Parcel 250

FOR AND IN CONSIDERATION of Ten Thousand Dollars ($10,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Earl Cosby, a single person, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Ann Cosby, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the east 18 feet of Lot No. 15 and the west 32 feet of Lot No. 14 on the Map of J. B. Haynie's Gladstone Addition, as of record in Book 161, pages 10 and 11, register's Office for said County.

Said parts of said lots front together 50 feet on the southerly side of Whites Creek Pike and run back between lines, 154 feet more or less on the easterly line and 156-1/2 feet on the westerly line, to an Alley on which they measure 50 feet.

Being the same property conveyed to Earl Cosby by deed of record in Book 5334, page 633, Register's Office for Davidson County, Tennessee.

This is improved property known as 1216 Whites Creek Pike, Nashville, TN.

This conveyance is subject to a mortgage as secured in the installment deed of record in Book 5334, page 633, Register's OFfice for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever; and I do covenant with the said grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her 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.

13077

T. IDENTIF. REFERENCE

JUN 21 2 44 PM

FELIX A. WHITE, REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand this 11th day of June, 1984.

Earl E. Cosby

Earl Cosby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl Cosby, a single person, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of June, 1984.

Laird A. Moore
Notary Public

My Commission expires: 7-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

X Earl E. Ousley
Affiant

Sworn to and subscribed before me this 14th day of June, 1984.

Laird A. Moore
Notary Public

My Commission expires: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6321 PAGE 23

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

[illegible].00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
7000A06/21/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 7 7 7

IDENTIF. REFERENCE

JUN 21 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046245