FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000

J. C. Leamon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1965

Thomas H. Whitley
Notary Public

MY COMMISSION EXPIRES: 1-10-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Grant Smith, Attorney at Law, 1302 Division St., Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARILYN J. COZART (NAME)	Same (NAME)	3D 61310
2131 Elm Hill Pk, P-290 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 96-15
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 80

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, J. C. LEAMON, et ux, RITA N. LEAMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN J. COZART

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:

BEING Lot No. 67 on the Plan of The Resubdivision of Lot No. 67 on the Plan of Hickory Bend, Section 3, as of record in Book 4060, Page 77, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Roger A. Ellerbe et ux Emma Jean B. Ellerbe by deed from Thurman Home Building Corp., of record in Book 4238, Page 951, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

BEING the same property conveyed to J. C. Leamon et ux Rita N. Leamon from Roger A. Ellerbe et ux Emma Jean B. Ellerbe, of record in Book 5053, Page 332, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3207 Jonesboro Drive (House Number) (Street) Nashville, TN 37214 (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 my hand this 16th day of July, 1965

J. C. Leamon

Rita N. Leamon

Thomas H. Whitley

Comm Expires 1-10-69

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thomas G. Whitley, a Notary Public in and for said County and State, the within named J.C. LEAMON et ux, RITA N. LEAMON

(or proved to me on the basis of satisfactory evidence)

the bargainor, 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 July, 1985

Commission expires 1-10-89

Thomas G. Whitley
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

J. C. LEAMON et ux RITA N. LEAMON

TO

MARILYN J. COZART

56572

IDENTIFICATION REFERENCE

Nov 27 12 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6100.00- CONV.	
			158.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH 165.10-	
09911			11/27/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 5 7 2

IDENTIFICATION REFERENCE

Nov 27 12 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196102