BOOK 7117 PAGE 914 FORM NO. WD-1 24

File Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,300.00

Felton L. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: 7-2-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Felton L. Ward (NAME)	Third National Mortgage Company (NAME)	MAP 72-9
917 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PAR. 268
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15DA 03050

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, Alma Marie Cotten, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felton L. Ward, unmarried

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. 30 on the Plan of Eskridge Subdivision of Part of the W. B. Franklin Property of record in Book 547, Page 52, Register's Office, Davidson County, Tennessee; property being described according to a survey by John Kohl dated January 12, 1987 as follows:

SAID Lot fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line measuring 60 feet thereon.

BEING the same property conveyed to Alma Cotton, a widow by deed from Joseph Bennett Regen, Sr. and wife, Bernadine Conatser Regen of record in Book 4527, Page 579, Register's Office, Davidson County, Tennessee.

Alma Cotton and Alma Marie Cotten are one in the same person.

Dorothy Jean Anderson exeuctued this instrument on behalf of Alma Marie Cotten pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 917 Fairwin Avenue, Nashville, TN. 37216
(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 my hand this 23rd day of January, 19 87

Alma Marie Cotten
Alma Marie Cotten
By: Dorothy Jean Anderson
Dorothy Jean Anderson, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson COUNTY

(AFFIX SEAL)

Personally appeared before me, Dorothy Jean Anderson, Attorney in Fact for
(Name of officer) (Offical capacity of officer)
Alma Marie Cotten

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that S he is the

Attorney in Fact
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 23rd day of January 19 87.

My Commission Expires 7-9-89

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Alma Marie Cotten

TO
Felton L. Ward

87361

IDENTIFICATION REFERENCE

JAN 27 10 10 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

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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]- AMT.
56.04 STAX
.50 PRFE
0.00 MISC
CHK # 108.54-
[illegible]01/27/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87361 L.

IDENTIFICATION REFERENCE

JAN 27 10 10 AM '87

No. 38838