BOOK 7602 PAGE 371 Bx 23

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,800.00

James L. Cotton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1988.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

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 |
|---|---|---|
| James L. Cotton, et ux (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 142-02 |
| 7448 Harness Drive (STREET ADDRESS OR ROUTE NUMBER) | 3975 University Drive (STREET ADDRESS) | PARCEL 226 |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | Fairfax, VA 22030 (CITY) (STATE) (ZIP) | FB# 9D 04996 |

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, James E. Walton and wife, Anne M. Walton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Cotton and wife, Brenda G. Cotton,

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. 253 on the Plan of Cross Timbers Subdivision, Section 5, of record in Book 4175, page 115, Register's Office for said County.

SAID Lot No. 253 fronts 85 feet on the northerly side of Harness Drive and extends back between lines, 176.8 feet on the easterly side and 176.9 feet on the westerly line, to a line in the rear measuring 85 feet thereon.

BEING the same property conveyed to James E. Walton and wife, Anne M. Walton by deed from Paul D. deGraffenreid and wife, Shirley H. deGraffenreid of record in Book 5258, page 858, Register's Office for said County.

THIS conveyance is made sugject to: (a) property taxes for 1988 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 4408, page 771, Register's Office for said County; and (c) matters set forth on said plan.

50241

IDENTIFICATION REFERENCE

JUL 19 8 49 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

8190 07/19 0101 03CHECK 368.84

This is unimproved ( ) improved (X) property, known as 7448 Harness Drive, (House Number) (Street) Nashville, Tennessee 37221 (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 hands this 15th day of July, 1988

James E. Walton

Anne Marie Walton
Anne M. Walton
Anne M. Walton

STATE OF TENNESSEE
Davidson County

BOOK 7602 PAGE 372

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James E. Walton and wife, Anne M. Walton

the bargainor s, 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 15th day of July 1988.

Commission expires 7-13-91

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 _____

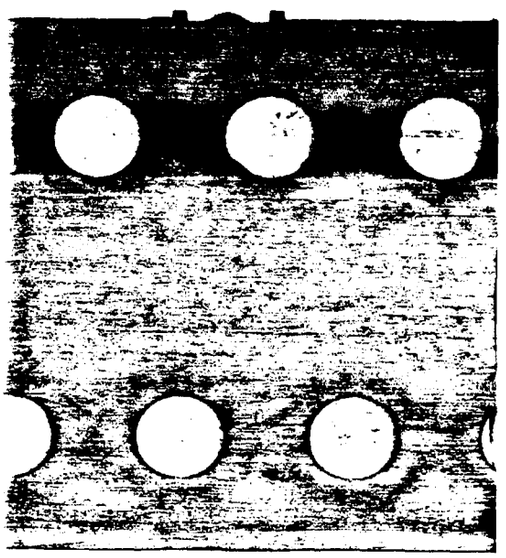
_____
Notary Public

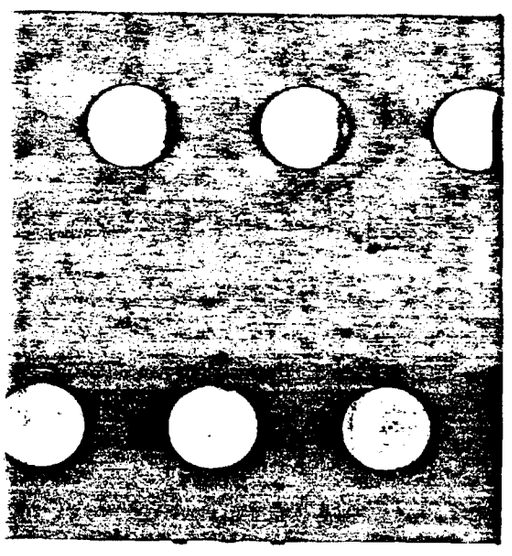
WARRANTY DEED

FROM
James E. Walton and wife,
Anne M. Walton

TO
James L. Cotton and wife,
Brenda G. Cotton

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215





## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7602 PAGE 373

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT |
| | | | | 109800.00 |
| | | | | CON TX 362.34 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 368.84 |
| | | | | CHECK 368.84 |
| 07/19/88 | 01 | | | 08:50 0001 8190 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50241

IDENTIFI REFERENCE

JUL 19 8 49 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 114003