File 10924 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8668 PAGE 610

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PAUL A. COBB (NAME)	NEW OWNER (NAME)	Map 145-6
1311 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. FH23330

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, DEREK J. WALLER AND PENELOPE R. WALLER, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL A. COBB AND WIFE, JENNIFER T. COBB

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 33 on the Plan of Hillmont Estates Section Two, as of record in Plat Book 3700, page 130, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Derek J. Waller and wife, Penelope R. Waller by deed from Donald A. Theuer and wife, Lilburne R. Theuer of record in Book 6709, page 537, said Register's Office. Derek J. Waller and Penelope R. Waller have since divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 91D-4336, dated May 29, 1992.

Together with an easement for a private roadway, public utilities and drainage, along the northeasterly portion of this lot and over and across Lots 28, 27, 26, and 25, as shown on the Plan of Hillmont Estates, Section Two of record in Plat Book 3700, page 130, Register's Office for said County and designated thereon as "Drive Easement."

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4145, page 8; (3) Easements of record in Book 4594, page 584; and (4) All matters appearing on the Plan of record in Plat Book 3700, page 130, said Register's Office.

25043

IDENTIF. TREFERENCE

JUL 6 9 21 AM '92

FELIX Z. WILSON CLERK/REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1311 Saxon Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 92

Derek J. Waller
DEREK J. WALLER

Penelope R. Waller
PENELOPE R. WALLER

BOOK 8668 PAGE 611

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK J. WALLER AND PENELOPE R. WALLER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Paul A. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1992.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DEREK J. WALLER AND PENELOPE R. WALLER

TO

PAUL A. COBB AND WIFE, JENNIFER T. COBB

2536 07/06 0104 CHECK 989.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8668 PAGE 612

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

AMT

265000.00

CON TX 930.50

PRFEE 1.00

AGENCY 8.00

TOTAL 939.50

CHECK 939.50

07/06/92 01 09:20 0001 2636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25043

IDENTIF. REFERENCE

Jul 6 9 21 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 547414