BOOK 9677 PG 190

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 MAY 22 AM 8:56

MAIL ENV.

IDENTIF. + REFERENCE 0062558

This instrument prepared by:
Marcy S. Hardee, Attorney
339 Main Street
Franklin, TN 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Gladys B. Cothran<br>8232 Patterson Rd.<br>College Grove, TN 37046 | same | 147-10-87<br>3010 05/22 0101 03CHECK 253.20 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SALLY L. DROST,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **GLADYS B. COTHRAN,** 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 Lot No. 7 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 137 feet on the westerly side of Durrett Drive and runs back 287.3 feet on the southerly line and 298.1 feet on the northerly line to a dead line at the rear on which it measures 148 feet.

Being the same property conveyed to Sally L. Drost by deed from Ronald L. Milsap by instrument of record in Book 8611, page 219, 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;

Subject to the following restrictions and conditions:

1. 1995 taxes are a lien, not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 2481, Page 499, Register's Office for Davidson County, TN.

3. The Plan of record in Book 2331, Page 82, 83 and 84, said Register's Office, shows an owner's certificate, a 150-foot minimum building setback line from Durrett Drive, and a 10-foot easement for public utility and drainage purposes along the rear lines of said lot, as well as a 2.5' x 20' utility anchor easement located on the northerly corner of said lot.

4. Subject to any and all building and zoning regulations of City, County and State.

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.

2533.9500/ml

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 627 Durrett Drive, Nashville, TN 37211.

WITNESS MY HAND THIS 16TH DAY OF MAY, 1995, IN FRANKLIN, TENNESSEE.

Sally L. Drost
SALLY L. DROST

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Sally L. Drost, the within named bargainor with whom I am personally acquainted or who has presented satisfactory evidence of identification, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16TH day of May, 1995 in Franklin, Tennessee.

Pamela L Dillon
NOTARY PUBLIC

My Commission Expires: 6-26-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

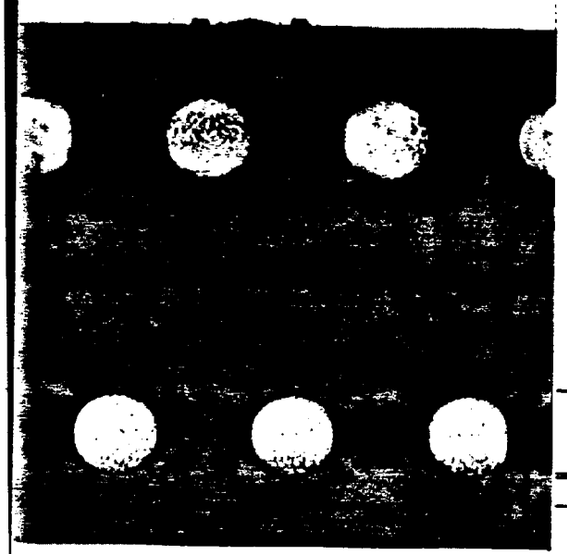
The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Gladys B. Cothran
AFFIANT

Sworn to and subscribed before me this 17th day of May, 1995.

Michelle W. Locke
NOTARY PUBLIC

My commission expires: 1-3-98



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

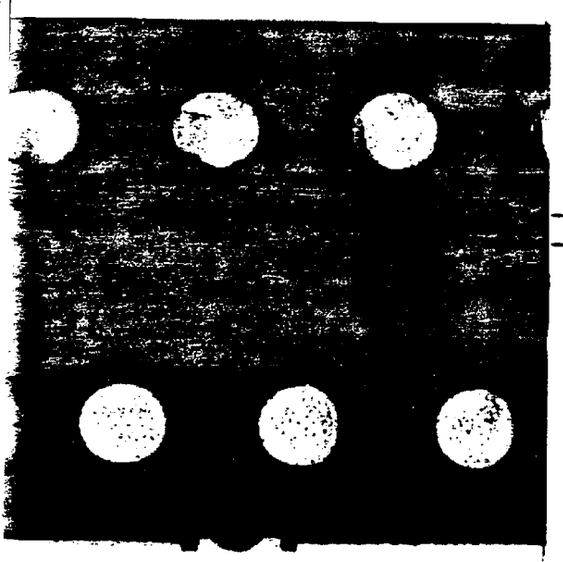
RECEIVED OF _____

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 |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 66000.00 |
| CON TX | 244.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 253.20 |
| CHECK | 253.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3010

0062558
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 8:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912354