0403599

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

98 FEB 23 PM 1:47

OUR FILE NUMBER: 6838

MAP/GROUP/PARCEL
073-01-0-151.00

BOOK 10804 PG 609

NEW OWNER'S NAME AND ADDRESS:
Robert Bruce Cobin and wife,
Lillian S. Cobin
2105 Avalon Drive
Nashville, TN 37216

6503 02/23 0101 03CHECK 326.00

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Evelyn Y. Cobin as Executrix for the Estate of Eula Y. Smith, hereinafter called Grantor, do hereby transfer and convey unto Robert Bruce Cobin and wife, Lillian s. Cobin, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

Being Lot No. 26 on the Map of Highland View Subdivision as of record in book 1424, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to grantor herein by deed of record in Book 1628, Page 437, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF EULA Y. SMITH

Evelyn Y. Cobin, executrix

BY: EVELYN Y. COBIN, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Evelyn Y. Cobin as Executrix for the Estate of Eula Y. Smith, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of February, 1998.

Jeff Shackelford
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-23-98

BOOK 10804 PG 610

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $85,700.00.

Matthew Cain Burke
AFFIANT

Sworn to and subscribed before me, this the 9th day of February, 1998.

Jeff Shackelford
NOTARY PUBLIC

My Commission Expires:
5-23-98

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

RECEIVED OF _____

FOR _____

BOOK 10804 PG 611

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

CAMT	85700.00
CON TX	317.09
PRFEE	1.00
WDEED	8.00
TOTAL	326.09
CHECK	326.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403599 1

98 FEB 23 PM 1:47

No. 1256985