Instr:20000404003357l Page: 1 OF 2
REC'D FOR REC 04/04/2000 11:19:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $305.25

26B

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Joseph S. Kocsis, unmarried and	New Owner	
Carol N. Cobb, unmarried		MAP: 25-3
521 Moncrief Avenue		
Goodlettsville, Tennessee 37072		PARCEL: 17
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-03-9996]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Jeffrey L. Senters and wife, Sheila L. Senters, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Joseph S. Kocsis, unmarried and Carol N. Cobb, unmarried, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the westerly part of lot No. 47 on Moncrief's Subdivision, of the Allen Mathes Lands, not of record, and more particularly described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows;

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lots No. 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corners of Lot No. 46; thence with the line between Lots No. 47 and 46, 345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between Lots No. 47 and 48, 288 feet to the point of beginning.

Being the same property conveyed to Jeffrey L. Senters and wife, Sheila L. Senters by Warranty Deed from Jonathan Eric Roberts and wife, Tamara Carol Roberts of record in Book 7896, page 797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Sanitary Sewers of record in Book 4468, page 408, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to two Deeds of Trust, executed by Jeffrey L. Senters and wife, Sheila L. Senters to Phillip E. Hill, Trustee for THDA in the original sum of $53,508.00 of record in Book 7896, page 800, Register's Office for Davidson County, Tennessee, also a Deed of Trust executed by Jeffrey L. Senters and wife, Sheila L. Senters to T. Larry Edmondson , Trustee for First Tennessee Bank, N. A. in the original sum of $25,000.00 of record in Book 10694, page 657, Register's Office for Davidson County, Tennessee

This is improved property known as 521 Moncrief Avenue, Goodlettsville Tennessee 37072.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $82,500.00.
[
[
[Subscribed and sworn to before me this
[30th day of March, 2000.
[
[
[My Commission Expires: 11-29-03

Affiant

Notary Public

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of March, 2000.

Jeffrey L. Senters

Sheila L. Senters

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of **March,** 2000, before me personally appeared **Jeffrey L. Senters and wife, Sheila L. Senters** to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this **30th** day of **March,** 2000.

Notary Public

My Commission Expires: 11-29-03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003