# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-24-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 24, 2004 DAVIDSON CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cosco Electric, Inc. | Same as new owner | 105-16-0 087.00 |
| (NAME) | (NAME) | 105-16-0 086.00 |
| P. O. Box 943 | | |
| (ADDRESS) | (ADDRESS) | |
| White House, TN 37188 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Neil H. Dobyns and wife, Barbara Dobyns, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cosco Electric, Inc., a Tennessee corporation, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☒

This is improved ☐ property, known as 2014 Gladstone Avenue, Nashville, TN 37211 and 2016 Gladstone Avenue, Nashville, TN 37211
(House Number) (Street) (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 22nd day of January, 2004.

Neil H. Dobyns

Barbara Dobyns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil H. Dobyns and wife, Barbara Dobyns, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2004.

Commission expires:

11-24-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 24, 2004 DAVIDSON CO., TENNESSEE

Notary Public

Davidson County DEEDWARR
Recvd: 01/23/04 15:27 2pgs
Fees:13.00 Taxes:629.00

20040123-0009403

# EXHIBIT A

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 90 and 91on the Map of Corinne Place as of record in Book 332, Page 1, of the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Neil H. Dobyns by deed from Harold E. Trauernicht and wife, Margaret A. Trauernicht and d/b/a A & H Venders of record in Book 10055, page 207, Register's Office, Davidson County, Tennessee.

Subject to an easement for access to the rear of lot for utilities as set out in Book 5455, page 15, said Register's Office.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Map of Corinne Place as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neil H. Dobyns and wife, Barbara Dobyns by deed from Ruth Dobyns Elliott, a single person, of record in Book 11693, page 935, Register's Office, Davidson County, Tennessee.