Davidson County DEEDWARR
Recvd: 12/21/05 12:16 2 pgs
Fees:13.00 Taxes:1258.00
20051221-0152904

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44362 FILE BOX "7"

# WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lon F. Raby | SAME AS NEW OWNER | 116-8-67 |
| 2501 Hillsboro Rd. #7 | | 7DA 9960 |
| Nashville, TN 37212 | | |
| | | |

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, I/WE,

**E. W. Cobb, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lon F. Raby**

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:

**Being Lot No. 14 on the Map of a resubdivision of Lot 29 and other of Kenner Manor Land Company Second Subdivision, as of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 14 fronts 84 feet on the south side of Kenner Avenue, as measured around a slight curve, and runs back 341 feet on the east line and 326 feet on the west line to a dead line in the rear, measuring 137 feet thereon.**

**Being the same property conveyed to E. W. Cobb and wife, Hettie Bob Cobb by deed from Albert Sidney Jarratt and wife, Eleanor Foust Jarratt, of record in book 4222, page 134, Register's Office for Davidson County, Tennessee. The said Hettie Bob Cobb having since died.**

Unimproved ( )
This is improved ( X) property known as 203 Woodmont Circle, Nashville, TN 37205

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 my/our hand(s) this 19th day of December, 2005

E. W. Cobb by W. E. Cobb attorney-in-fact
E. W. Cobb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of December, 2005, before me personally appeared WILLIAM E. COBB, to me known to be the person who executed the foregoing instrument in behalf of E. W. COBB (also known as EDWARD W. COBB), as his Attorney-in-Fact, and acknowledged that he executed the same as the first act and deed of the said E. W. COBB (also known as EDWARD W. COBB), as though he had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2005

Notary Public

My Commission Expires: 7/29/2006

