BK 2335

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, AUGUST SUNNEN, JR. AND WIFE, MARION P. SUNNEN,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES F. COX AND SISTER, MARY C. COX, FOR LIFE, AND UPON THE DEATH OF EITHER TO THE SURVIVOR OF THEM, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 213 ON THE PLAN OF MERRY OAKS, AS OF RECORD IN BOOK 1835, PAGES 67 AND 68, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 213 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF WHIPPLE PLACE AND RUNS BACK 237 FEET ON THE EASTERLY LINE AND 228.1 FEET ON THE WESTERLY LINE, TO A DEAD LINE, MEASURING 100.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AUGUST SUNNEN, JR. AND WIFE, MARION P. SUNNEN, BY DEED FROM LOWELL WALKER AND WIFE, OF RECORD IN BOOK 2035, PAGE 569, SAID REGISTER'S OFFICE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES F. COX AND MARY C. COX, THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES F. COX AND MARY C. COX, 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.

And WE, AUGUST SUNNEN, JR. AND WIFE, MARION P. SUNNEN, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES F. COX AND MARY C. COX, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 4th day of DECEMBER, 1954

August Sunnen, Jr.

Marion P. Sunnen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lillian Robert Poe, a Notary Public in and for said County and State, the within named AUGUST SUNNEN, JR. AND WIFE, MARION P. SUNNEN, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 4th day of DECEMBER, 1954

Commission expires 10 Nov 1958

Lillian Robert Poe
Notary Public

40416

WARRANTY DEED

FROM
AUGUST SUNNEN, JR. ET UX

TO
JAMES F. COX AND MARY C. COX

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9th day DEC A.D. 1954 at 12:10 o'clock P.M.
Noted in Book 3283 Page 139
Recorded in Book 2335 Page 151
Recording Fee $2.00
JAMES R. COLLIER, Register
By M. Pendergrass D.R.

PG 151