K 3611

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of Ten and No/100 DOLLARS ($ 10.00),

cash in hand paid by James Reed Cox and wife, Flora Baggett Cox and other good and valuable considerations, the receipt of all of which is hereby acknowledge and for a further part of the total consideration for this conveyance the said James Reed Cox and wife, Flora Baggett Cox by the acceptance of this deed assume and agree to pay, and to relieve the grantors of any further liability thereunder, an indebtedness evidenced by note and secured by Deed of Trust of record in Book 3020 Page 437, Register's Office for Davidson County, Tennessee,

We, Edward S. Holland and wife, Charlene P. Holland

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Reed Cox and wife, Flora Baggett Cox

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the Plan of Perry Heights Subdivision, of record in Book 2900 Page 18, Register's Office for said County.

Said Lot No. 75 fronts 82.5 feet on the south side of Nodyne Drive and runs back 136 feet on the east line and 141.7 feet on the west line, to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Edward S. Holland and wife, Charlene P. Holland by deed from Brentwood Homes, Inc. as of record in Book 3000 Page 569, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he 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 as set out above and restrictions of record

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the ____ day of ____, 19__

Edward S. Holland

Charlene P. Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward S. Holland and wife, Charlene P. Holland

the bargainor(s), 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 Nashville, Tennessee, this, the 31st day of August, 19 87

My commission expires: [illegible]

Notary Public

77593

G-1636

WARRANTY DEED

From

Edward S. Holland and wife

Charlene P. Holland

To

James Reed Cox and wife,

Flora Baggett Cox

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY

Received for record this 8 day of AUG A.D. 1988 at 1:27 o'clock P.M.
Noted in Book 6706 Page 132
Recorded in Book Page
Recording fee $ 2.00
Betty Nelson
By R. Lyon Deputy Reg.

Please mail to:

THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 277