WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO BOOK 4111 PAGE 905

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George E. Cox etux | Guaranty Mortgage Company | Map 95-8 |
| (NAME) | (NAME) | |
| 245 Ridgeway Drive | 310 Union Street | Par. 18 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

**For and in consideration of the sum of** Ten and no/100 ($10.00) **DOLLARS**

Cash in hand paid by George E. Cox and wife, Muriel Cox, hereinafter called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tommy Cozart and wife, Madge Cozart, hereinafter called the Grantors.

**have bargained and sold, and by these presents do transfer and convey unto the said** George E. Cox and wife, Muriel Cox, 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. 135 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, Page 30, Register's office for said County, described as follows:

Beginning at a point in the south margin of Ridgeway Drive at the corner of Lots 135 and 136; thence with the line between said lots, southerly 118.9 feet to a corner of Lot 134; thence with the line between Lots 134 and 135, westerly 125 feet to the east margin of McGavock Pike; thence with the margin of the same northerly 95 feet to a point, the beginning of a curve; thence around said curve northeasterly to a point in the south margin of Ridgeway Drive; thence with the margin of same easterly 92 feet to the point of beginning.

Being the same property conveyed to Tommy Cozart and wife, Madge Cozart, by deed from Dolores Baker, unmarried, of record in Book 4086, Page 991, Register's office for Davidson County, Tennessee.

The above described premises are conveyed subject to Deed of Trust of record in Book 3169, Page 291, Register's office for Davidson County Tennessee given to secure the payment of a certain note mentioned therein, the unpaid balance of which the Grantees herein agree to assume and pay as part of the consideration of this conveyance.

The escrow account on deposit with Guaranty Mortgage Company, its agents or assigns, is also herewith assigned to the Grantees herein.

This is unimproved ( ) improved ( ) property, known as 245 Ridgeway Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

**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 15th day of March, 19 67

Tommy Cozart
Tommy Cozart

Madge Cozart
Madge Cozart

This instrument prepared by Clarence O. Ingram, Attorney at Law, 2620 Old Lebanon Road, Nashville, Tennessee

STATE OF TENNESSEE
Davidson County

BOOK 4111 PAGE 906

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Cozart and wife, Madge Cozart

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 15th day of March 1967.

Commission expires July 21, 1969

Clarence O. Ingram
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**
Tommy Cozart etux

**TO**
George E. Cox etux

64221

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 16 11 00 AM '67
116 PAGE 76
RECORD No. FEE $ 2.50
DEP. REG. 3

Clarence O. Ingram
Attorney at Law

2620 Old Lebanon Road
Nashville, Tennessee

**Attorneys Title Company**
Titles Guaranteed

NASHVILLE, TENN.

STATE TAX $ 50
PROBATE
TOTAL $

MAR 16 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 16 1967