This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4240 PAGE 993

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE E. FOX et ux	First and Mid-South Mortgage Co.	
(NAME)	(NAME)	Map 106-4
504 Mercomatic Drive	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 200
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------Dollars, cash in hand paid by Jesse E. Fox and wife, Peggy J. Fox and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC., has ~~this~~ this day bargained and sold, and do hereby transfer and convey unto the said Jesse E. Fox and wife, Peggy J. Fox, their ~~heirs~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 769, Charlotte Park Subdivision, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for said County.

SAID Lot No. 769 fronts 78 feet on the northeasterly side of Mercomatic Drive and runs back 117.8 feet on the northwesterly line and 153.5 feet on the southeasterly line to a broken line in the rear measuring 81.8 feet thereon.

BEING part of the same property conveyed to Alvin W. Terrell and Son, Inc., by deed from Consolidated Developers, Inc., of record in Book 4164, page 656, Register's Office for Davidson County, Tennessee and as corrected by instrument of record in Book 4184, page 148, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 4017, page 699, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3700, pages 67 and 68, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Mercomatic Drive and a 10-foot easement for public utility and drainage purposes along the northwesterly side and broken rear lines of said lot, including an 8" sewer line within the utility easement along the northwesterly side line and a manhole near the southwesterly corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,800.00

Subscribed and sworn to before me, this the 5th day of June 1968

Affiant Jesse E Fox

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P Holland

PUBLIC MAY 31 1970 DAVIDSON COUNTY

This is ~~unimproved~~ improved property, known as 504 (House Number) Mercomatic Drive (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jesse E. Fox and wife, Peggy J. Fox, their ~~successors~~ heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above.

It further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to said real estate to said Jesse E. Fox and wife, Peggy J. Fox, their ~~successors~~ successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of June, 19 68 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ALVIN W. TERRELL & SON, INC.

BY: B. W. Terrell
B. W. TERRELL, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4240 PAGE 994

Personally appeared before me, ...
for said County and State, ..., *a Notary Public in and*
.....
.....
the within named bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....
this.....day of.....19..... *Tennessee.*

Commission expires..... .....*Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...
County aforesaid, personally appeared B. W. Terrell, *a Notary Public of the State and*
with whom I am personally acquainted, and who, upon oath, acknowledged him *self to be* Vice-President
of the Alvin W. Terrell & Son, Inc., *the within named bargainor, a corporation, and that* he *as such* Vice-President,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of
the corporation by him *self as* Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee
this 5th *day of* June, *1968*

Commission expires 5-3-70 Notary Public

WARRANTY DEED

FROM

ALVIN W. TERRELL & SON, INC.

TO

JESSE E. FOX et ux

A 00609

IDENTIF. REFERENCE

Jun 6 1 55 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-6 CONV 16,800.00
JUN-6 S TAX A* 43.68
JUN-6 REFEE A* .50
JUN-6 W DEED A* 3.00 * 47.18

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Warfield, Estes & Brown
19th Floor, 3rd Nat'l Bank Bldg.

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