Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Terry A. Maggart et ux 3407 Oldfield Drive Nashville, Tennessee 37214	First & Mid-South Mortgage Co. 410 Union Street Nashville, Tennessee 37219	Map 97-5 Parcel 27

For and in consideration of the sum of Three Thousand and no/100 ($3,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, and the assumption of an indebtedness of $14,814.96, payable to First and Mid-South Mortgage Company and secured by a deed of trust, dated March 1, 1968, recorded in Book 4216, Page 725 in the Register's Office for Davidson County, Tennessee, I, Marlene A. Cox, surviving widow of Donald Frank Cox, Jr., hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Terry A. Maggart and wife Johnnie B. Maggart, hereinafter referred to as the Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 55 of Hickory Bend Section 7 as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.
> SAID Lot No. 55 fronts 65 feet along the southerly margin of Oldfield Drive and runs back 355.1 feet on the westerly line and 366.67 feet on the broken easterly line to a line at the rear measuring 11.2 feet thereon.
>
> Being the same land conveyed to Donald Frank Cox, Jr. and wife Marlene A. Cox by deed from Ralph Stevens Construction Company, Inc., dated March 1, 1968,recorded in Book 4216, page 723, in the Register's Office for Davidson County, Tennessee.
>
> Conveyance of this property is made subject to restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, with particular reference to No. 17, and the Plan of record in Book 3600, page 29, said Register's Office, shows a 30-foot minimum building setback line from Oldfield Drive and a 10-foot easement for public utility purposes along the broken easterly and rear lines of said lot, and a 225 foot TVA easement for right of way extending across the rear portion of the lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it; and that it is unencumbered except for the indebtedness hereinabove set forth. 1969 taxes which the Grantees assume and agree to pay, and the restrictions and right of way

easement noted above. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of March 1969.

Marlene A. Cox
Marlene A. Cox

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

Personally appeared before me, HAROLD WHITE, a Notary Public in and for said County and State, the within named Marlene A. Cox, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 4th day of March 1969.

Harold White
Notary Public

My Commission expires 10-2-1972

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,814.96.

Marlene A. Cox
Affiant

Subscribed and sworn to before me, this 4th day of March 1969.

Harold White
Notary Public

My commission expires
10-2-1972

This instrument prepared by:
Fred B. Shelton
Fred B. Shelton
2308 Selma Avenue
Nashville, Tennessee

IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
MAR 5 10 50 AM '69

A 32574

MAR-5	CONV	17,814.96				
MAR-5 S'TAX			B*	46.28		
MAR-5 PR'FEE			B*	.50		
MAR-5	W'DEED	2	B*	3.00	*	49.78