New Owners:
Mr. and Mrs. William David Cox
Route 3, Brick Church Pike
Goodlettsville, Tennessee 37072

Send Tax Statements To:
Home Federal S & L Association
L & C Tower
Nashville, Tennessee
Map Parcel No. M 24 Par 6 & 63
M.O.

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

Field Book No. 10D-1800

WARRANTY DEED RETAINING LIFE ESTATE

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 30, 1961, in the original principal sum of $12,000.00, executed by James I. Cox, Sr., and wife, Lady Ruth Cox, payable to the order of Home Federal Savings & Loan Association in monthly installments of $101.27, including interest at 5% per annum and a 1% service fee, secured by a deed of trust, of record in Book 3275, page 449, Register's Office for Davidson County, Tennessee.

JAMES I. COX, SR., and wife, LADY RUTH COX, the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto WILLIAM DAVID COX and wife, REBECCA ELAINE COX, their heirs and assigns, the real property described as follows:

Two tracts of land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Beginning at a stake on the east margin of a ditch, J. E. Bowers' northeast corner; thence with said ditch south 24° east 32 poles to a stake; thence south 10° east 17.36 poles to a point in the turn of a wire fence; thence south 20° east 5.76 poles to an elm in fence line; thence south 25° east 17.52 poles to a pile of stone on the west side of a dogwood pointer; thence south 4½° west 12.20 poles to a post; thence south 88½° east 47 poles to

a stake; thence north 1½° east 78.60 poles to a stake in J. B. Jones' line; thence north 88½° west 50 poles to a stake; thence south 16° west 2 poles to a stake; thence north 88½° west 26.39 poles to the beginning, containing by survey 33.72 acres, more or less.

TRACT NO. 2: Beginning at a point in the lines between Mrs. A. T. Shaw and G. A. Redding (formerly A. T. Shaw and Geo. Raymer) 14 poles north of said Redding's southwest corner; and runs thence north 73½° west 66.50 poles to a stake, said Mrs. A. T. Shaw's corner; thence north 1½° east 68.20 poles to an oak and sycamore, Carrigan's southwest corner; thence north 83° east 65.40 poles to a stake in G. A. Redding's west line; thence south 1½° west 101 poles to the point of beginning, containing in all 33 acres, more or less.

Being the same two tracts of land conveyed to James I. Cox, Sr., and wife, Lady Ruth Cox, by deed from James D. Byzet, Mrs. S. L. Howell, F. J. Byzet, Jr., Mrs. S. L. Freeman and Anna Belle Byzet, by deed of record in Book 3279, page 93, Register's Office for said County.

This conveyance is made subject, however, to a joint life estate in the said James I. Cox, Sr., and wife, Lady Ruth Cox, who shall retain a life estate for so long as either of them shall live.

TO HAVE AND TO HOLD, upon the death of the survivor of the Grantors, the said two tracts of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever.

And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said two tracts in fee simple, that they have a good right to convey the remainder interest, and that the two tracts are unencumbered except for the joint life estate herein retained and the deed of trust shown above.

And the Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said two tracts of land to the said Grantees, their heirs and assigns, against the lawful claims of any persons.

WITNESS THE HANDS of the Grantors this 24th day of March, 1969.

James I. Cox, Sr.

Lady Ruth Cox and Ladye Ruth Cox are one and the same person.

Lady Ruth Cox

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James I. Cox, Sr., and wife, Lady Ruth Cox, 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 Nashville, Tennessee, this, the 24th day of March, 1969.

Notary Public

My commission expires: July 26, 1970

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration of value, whichever is greater, for this transfer is $15,000.00.

William David Cox
Affiant

Subscribed and sworn to before me, this the 24th day of March, 1969.

Notary Public

My commission expires: July 26, 1970

MAR 25 69	CONV	15,000.00				
MAR 25 69 S'TAX			A*	39.00		
MAR 25 69 PR'FEE			A*	.50		
MAR 25 69	W'DEED		A*	6.00	*	45.50

A 3 4 9 1 5

JAMES I. COX, SR., and wife

TO:

WILLIAM DAVID COX and wife

WARRANTY DEED RETAINING LIFE ESTATE

IDENTIF. REFERENCE

MAR 25 12 52 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

File: Reau Folk