BOOK 4347 PAGE 975

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Gerald R. Fahl, et ux	Kimbrough-Kavanaugh & Asso.	
(NAME) 4004 Ivy Drive	(NAME) 404 James Robertson Parkway	Map 73-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 212
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; GERALD R. FAHL, and wife, FRANCES W. FAHL, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Everett E. Cox, and wife to Miller Kimbrough, Trustee, dated August 17, 1954, in the original amount of $12,750.00, and recorded in book 2311, page 383, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, EVERETT E. COX, and wife, GERALDINE COX,

have this day bargained and sold, and do hereby transfer and convey unto the said GERALD R. FAHL, and wife, FRANCES W. FAHL, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 42 on the plan of Moss Rose Heights, Section 3, as of record in book 1835, page 103, Register's Office for said County.
Said lot No. 42 fronts 80 feet on the northeasterly side of Ivy Drive and extends back 164.16 feet on the northeasterly line and 164.56 feet on the northwesterly line to a dead line measuring 80 feet thereon.
Being part of the property conveyed to Everett E. Cox and wife, Geraldine Cox, by deed from Frank P. Dixon and wife, of record in book 2294, page 601, said Register's Office.

This conveyance is made subject to easements, setback lines, etc., as shown on the plan of record in book 1835, page 103, and restrictions of record in book 1905, page 112, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 16,100.00

Subscribed and sworn to before me, this the 30TH day of June 19 69.

Affiant

My commission expires: NOV 3 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4004 Ivy Drive, Nashville, Tennessee. (House Number) (Street) 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 GERALD R. FAHL, and wife, FRANCES W. FAHL, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GERALD R. FAHL, and wife, FRANCES W. FAHL, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30TH day of June, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Everett E. Cox

X Geraldine Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* Everett E. Cox, and wife, Geraldine Cox,

*the within named 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 30TH *day of* June, *19* 69

Commission expires Nov 3, 1970

Melville W. Mayo
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

Mail To:
Mayo Realty Co.
3213 Hillsboro Rd.
Nashville, Tenn. 37215

WARRANTY DEED

FROM

EVERETT E. COX, ET UX,

TO

GERALD R. FAHL, ET UX

A 46843

IDENTIF. REFERENCE

JUL 8 9 35 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-8 69	CONV	16,100.00			
JUL-8 69	ST TAX		C*	41.86	
JUL-8 69	PR FEE		C*	.50	
JUL-8 69	W DEED		C*	3.00	* 45.36

Compliments of

Guaranty Title

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