BOOK 4359 PAGE 908

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Clarence Hankins & wife,	James Clarence Hankins and wife,	Map 118-12
Ruby Kadel Hankins (NAME)	Ruby Kadel Hankins (NAME)	Par. 25
6724 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER)	6724 Fleetwood Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument prepared by David Rutherford, Attorney - Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of .....

----------Twenty-six Thousand and No/100---------- *Dollars,*

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged, we

Horace Manard Cox, Jr. and wife, Thelma Mai Cox

have this day bargained and sold, and do hereby transfer and convey unto the said

James Clarence Hankins and wife, Ruby Kadel Hankins, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 129, on the Map of Horton Heights, Section VI, as of record in book 2133, page 24, Register's Office for said County.

Said lot 129 fronts 122 feet on the northerly side of Fleetwood Drive and runs back 335.6 feet on the easterly line and 140 feet on the westerly line, to a dead line in the rear, measuring 350.3 feet thereon.

Being the same property conveyed to Horace Manard Cox and wife, Evelyn Louise Cox, by deed from Seth F. Walker and wife, of record in book 2154, page 144, Register's Office for said County. By decree in the cause of Evelyn Chadwell vs. Horace M. Cox, Jr., Rule No. 33840, Fourth Circuit Court for Davidson County, Tennessee, the subject property was divested out of Evelyn Chadwell Cox and vested in Horace M. Cox, Jr.

This conveyance is made subject to the easements and set back line and conditions of owners certificate as shown on plan of record in book 2133, page 24, and also to the restrictive covenants of record in book 2106, page 178, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 25th day of August 19 69

Affiant J. C. Hankins

My commission expires: April 15, 1971 (Affix Seal)

Notary Public Lloyd J. Keeling

This is unimproved ( ) improved ( ) property, known as 6724 (House Number) Fleetwood Drive (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Clarence Hankins and wife, Ruby Kadel Hankins, 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 by the 1969 taxes which have been prorated and are hereby assumed by the grantees.

We further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James Clarence Hankins and wife, Ruby Kadel Hankins, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25th *day of* August, 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.*

Horace Manard Cox, Jr.

Thelma Mai Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Horace Manard Cox, Jr. and wife, Thelma Mai Cox, *the within named 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* 25 *day of* August, *19*69.

Hugh J. Bradley *Notary Public*

Commission expires April 15, 1971

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 .....

Donald Mack Jr.
c/o Hankins
3422 Allison Ave. Nashville, Tenn.

WARRANTY DEED

FROM

Horace Manard Cox Jr. et ux

TO

James Clarence Hankins et ux

AUG25 68 CONV 26,000.00
AUG25 68 S'TAX A* 67.60
AUG25 68 PR'FEE A* .50
AUG25 68 W'DEED A* 3.00 * 71.10

A 5 1 8 4 6

IDENTIF. REFERENCE

AUG 25 3 45 PM '69
FELIX Z. MANSKER REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE