PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2500.00

Robert C. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1970

Don B. Talbot
Notary Public

MY COMMISSION EXPIRES: May 23, 1973
(AFFIX SEAL)

BOOK 4396 PAGE 839

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Cox (NAME)	New Owner (NAME)	Map 71-7
1022 Maxwell Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 38
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D-5385

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E. Clive Anderson and wife, Ruby H. Anderson, and Max Puckett and wife, Rose P. Puckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Cox

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 109 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 109 fronts 50 feet of the southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to E. Clive Anderson and Max Puckett by deed from J. M. Hewitt and wife, Lena Hewitt, as of record in Book 4225, Page 871, Register's Office for Davidson County, Tennessee.

The above named Ruby H. Anderson and Rose P. Puckett join in this conveyance to transfer and convey any and all marital rights including homestead and dower to the above named grantee.

This conveyance is made subject to all applicable Metropolitan Government zoning and planning regulations.

This is { } unimproved { } improved property, known as 214 Queen Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 26th day of January, 1970

Max Puckett — E. Clive Anderson

Rose P. Puckett — Ruby H. Anderson

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County

BOOK 4396 PAGE 840

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Clive Anderson and wife, Ruby H. Anderson.

the 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~~ FLORIDA, ~~Tennessee~~, this 14 day of January, 1970

Commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Max Puckett and wife, Rose P. Puckett, 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 26th day of January, 1970.

Don B Talbot
NOTARY PUBLIC

Commission expires: May 27, 1973

WARRANTY DEED

FROM
E. Clive Anderson, etal

TO
Robert C. Cox

A 6 8 1 8 3

IDENTIF. REFERENCE

FEB 10 8 55 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB10'70	CONV	*2,500.00			
FEB10'70	S'TAX		A*	6.50	
FEB10'70	PR'FEE		A*	.50	
FEB10'70	W'DEED		A*	3.00	* 10.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.