Instrument drawn by Branstetter, Moody & Kilgore

BOOK 4410 PAGE 138

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Edna Cusson (NAME)	Mrs. Edna Cusson (NAME)	Map. 71-4
2116 Jones Circle (STREET ADDRESS OR ROUTE NUMBER)	2116 Jones Circle (STREET ADDRESS)	Pal 187
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SEVEN THOUSAND AND no/100 ($7,000.00) DOLLARS

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 7000.00. Affiant Mary Shaffer
Subscribed and sworn to before me this 13th day of April 1970
Deputy Register E. W. Williams

We have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Edna Cusson, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 169 on the Map of Section One, Joywood Heights, of record in book 1130, page 91, Register's Office for said County. Said lot No. 169 fronts 60 feet on the northerly side of Jones Avenue and runs back between lines 211 feet on the westerly line and 213.2 feet on the easterly line to a dead line on which it measures 60 feet.

Being the same property conveyed to J. W. Fox and wife Ethel G. Fox by deed from Dallas Leon Ottinger and wife, Mildred C. Ottinger, dated May 23, 1969, and of record in book 3072, page 143, said Register's Office, and being the same property thereafter inherited by Virgil Fox, Mrs. J. C. Harbison, Landis Fox, Roy Fox, Kenneth Fox, and Christine Fox, upon the death of J. W. Fox, and unremarried widower.

This conveyance is made subject to an easement for electric power line of record in book 834, page 448, said Register's Office; and to easement for public utilities along the rear line of premises and easement for T.V.A. along the rear 75 feet of premises, and 35-foot building setback line from Jones Circle as shown on plan of record in book 1130, page 91, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1373, page 98, said Register's Office.

This is unimproved (X) improved ( ) property, known as 2116 Jones Circle (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Edna Cusson, her heirs and assigns, forever.

And we do covenant with the said Mrs. Edna Cusson 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.

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 Mrs. Edna Cusson, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10th day of April, 1970

Francis P. Fox

Kenneth Fox

Roy L. Fox

Mrs. J. O. Hutchison

Constance Fox

Peggy Fox

STATE OF TENNESSEE }
Davidson County. }

Personally appeared before me, Nola Walker, a Notary Public in and for said County and State, the within named Virgil Fox, Mrs. J. C. Harbison, Landis Fox, Roy Fox, Kenneth Fox, and Christine Fox

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 10th day of April, 1970

Nola Walker, Notary Public

Commission Expires 3-21-72

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19

, Notary Public

Commission Expires

STATE OF TENNESSEE }
Davidson County }

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19.

My commission expires

Notary Public

WARRANTY DEED

FROM

Landis Fox, Kenneth Fox, Roy D. Fox

Christine Fox, Virgil Fox, Mrs. J. C. Harbison

TO

Edna Cusson

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

A 7 4 1 3 3

IDENTIF. REFERENCE

APR 13 10 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 13 CONV *7,000.00
APR 13 STAX A* 18.20
APR 13 PRTFEE A* .50
APR 13 WDEED A* 6.00 * 24.70

BOOK 4410 PAGE 141