BOOK 4436 PAGE 577

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Will Etta Cox (NAME:)	Guaranty Bond Co (NAME:)	Map 83-2
(STREET ADDRESS OR ROUTE NUMBER)	7th & Union St. (STREET ADDRESS)	Pc. 222
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nash. Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness, which is secured by a deed of trust of record in Book 2533, page 615, Register's Office, Davidson County, Tennessee,

I, LUCY A. ERVIN, *have bargained and sold, and by these presents do transfer and convey unto the said* WILL ETTA COX, her *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 Lot No. 25 on the Plan of Scott Avenue Annex, of record in Book 2331, page 87, Register's Office for said County.

Said Lot No. 25 fronts 53 feet on the southerly side of Creighton Street and runs back between parallel lines, 113.5 feet to a dead line.

Being the same property conveyed to grantor by deed of record in Deed Book 3770, page 401, Register's Office of Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 58 (House Number) Creighton (Street) Avenue P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILL ETTA COX, her *heirs and assigns, forever.*

And I *do covenant with the said* Will Etta Cox *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out.

And I, LUCY A. ERVIN, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Will Etta Cox, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* 4 *this* 4th *day of* August, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

Lucy A. Ervin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCY A. ERVIN, a single woman

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

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Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 19 70.

Mrs. Peggy Cardwell Notary Public

My Commission expires Sept. 11, 1973

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or consideration of this transaction is $9570.00.

Thomas E. Stewart
AFFIANT

Sworn to and subscribed before me this 5th day of August, 1970.

Mrs. Peggy Cardwell
Notary Public
My com. expires: Sept 11, 1973

AUG-5[illegible]	CONV	*9,570.00			
AUG-5[illegible]	S'TAX		A*	24.96	
AUG-5[illegible]	PR'FEE		A*	.50	
AUG-5[illegible]	W'DEED		A*	3.00	* 28.46

WARRANTY DEED
FROM
LUCY A. ERVIN
TO
WILLETTA COX

A 85951

IDENTIF. REFERENCE

AUG 5 2 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee