TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leroy Cox (NAME)	Same (NAME)	Map 81-16
2207 11th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 327
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $2,000.00 TWO THOUSAND and----------00/100 DOLLARS cash in hand paid by Leroy Cox and wife, Rose Cox BOOK 4441 PAGE 203

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, I Sam Spicer a single man

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 39 on the Plan of McGavock's Plan of Lots, as of record in Book 21, page 41, Register's Office for said County, described as follows: BEGINNING at the southeasterly corner of Scovel Street and 14th Avenue North; thence along the south margin of the property condemned by the State of Tennessee in the 6th Circuit Court of Davidson County, Tennessee, copy recorded in Book 4282, page 323, south 76° 48' 45" east 68.11 feet to a point in the line between Lots 39 and 40; thence southerly with the line of said lots, 70.83 feet to a point; thence leaving said line, south 73° 04' 28' west 34 feet to a point; thence southerly 45 feet to a point in the northerly martin of an alley; thence westerly with the alley 25 feet to the northeasterly corner of said alley and 14th Avenue North; thence along the margin of said Avenue, north 16° 47' 15" west 150 feet to the point of beginning.
Being part of the property converyed to Sam Spicer and wife, Mary Spicer, by deed from Ed Mrzena and wife, et al, as of record in Book 1179, page 345, said Register's Office.

The said Mary Spicer is now deceased.

This instrument was prepared by Attorney J. F. McClellan, 327 Charlotte Avenue, Nashville, Tennessee

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 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.

Whenever 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 hands this 26th day of August, 1970.

Sam Spicer

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named Sam Spicer a single man the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1970

Commission expires January 29, 1973 Notary Public J. F. McClellan

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
SAM SPICER
To
LEROY COX AND WIFE, ROSE COX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ ~~Will~~ J. M. C. Allen

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 70

Notary Public

MY COMMISSION EXPIRES: 4-26-71

(AFFIX SEAL)

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A88064

IDENTIF. REFERENCE

AUG 26 1 33 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 70	CONV	*2,000.00				
AUG 26 70	S'TAX		A*	5.20		
AUG 26 70	PR'FEE		A*	.50		
AUG 26 70	W'DEED		A*	3.00	*	8.70