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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,609.90

Andrew J. Coutras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew J. Coutras (NAME) | Murphree Mortgage Company (NAME) | 6D 63170 |
| 5010 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avneue North (STREET ADDRESS) | Map 161 2 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37201 (CITY) (STATE) (ZIP) | Par 92 |

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, OSCAR W. FOX AND WIFE, DELORES E. FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW J. COUTRAS AND WIFE, REBECCA ANN COUTRAS

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 Lot No. 30 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

SAID Lot No. 30 fronts 76 feet on the northeasterly side of Ashley Drive and extends back 145 feet on the southeasterly line and 143.6 feet on the northwesterly line, to a dead line in the rear, on which it measures 75.5 feet thereon.

BEING the same property conveyed to Oscar W. Fox and wife, Delores E. Fox by deed from Jerry Levy and wife, Mary Margaret Levy, of record in Book 4384, page 686, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Murphree Mortgage Company of record in Book 4086, page 741, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

Possession of said property will be given on or before November 25, 1970.

This is unimproved ( ) improved (X) property, known as 5010 Ashley Drive, 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 28th day of October, 1970

Oscar W. Fox

Oscar W. Fox

Delores E. Fox

Delores E. Fox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar W. Fox and wife, Delores E. Fox

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, Tennessee, this 28th day of October 19 70

Commission expires 12-12-72

Notary Public

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

OSCAR W. FOX ET UX

TO

ANDREW J. COUTRAS ET UX

A 949665

IDENTIF. REFERENCE

Nov 2 2 59 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: P. Wilkins, Jr. Row 1
112 Stahlman Bldg. Box 8
Nashville, Tennessee

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|---|---|---|---|---|---|---|
| NOV-2?0 | CONV | 19,609.90 | | | | |
| NOV-2?0 | S'TAX | | A* | 50.96 | | |
| NOV-2?0 | P&FEE | | A* | .50 | | |
| NOV-2?0 | W'DEED | | A* | 3.00 | * | 54.46 |