WARRANTY DEED

BOOK 4499 PAGE 367

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
R. C. Cox (NAME)	Same (NAME)	Par.#18W-14035
1022 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $5,000.00

-------- Five Thousand & NO/100th. ---------- *Dollars,*

of which the sum of $651.53 has been paid in cash by R. C. Cox, the Grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder in the amount of $4,348.47, the purchaser assumes the unpaid balance of a loan in the original principal amount of $5,250.00, as described in a Deed of trust executed by Mildred Denson, to Homer McEwen, Trustee, dated December 12, 1968, and recorded in Book 4293, page 848, Register's Office for Davidson County, Tennessee. Said loan has been reduced to $4,348.47 and held by Fidelity Federal Savings and Loan Association of Nashville, Tenn.

I, Mildred Denson,

have this day bargained and sold, and do hereby transfer and convey unto the said R. C. Cox,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 43, on the Plan of Payne, Blakemore, Cummins Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County, described as follows:

Said Lot No. 43 fronts 50 feet on the westerly side of 12th Street and runs back between parallel lines 161 feet to an alley, it being the same lot conveyed to F. A. Burnley, by Clerk and Master, Chancery Court, Davidson County, Tennessee, and willed to Henry Burtram Burnley by will of F. A. Burnley, now deceased, in Will Book 40, page 218, County Court Clerk's Office for said County.

Being the same property conveyed to Mildred Denson, by deed from Paul H. Balthrop and wife, of record in book 3253, page 217, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 5th day of May, 1971

Affiant

My commission expires: Oct 23-1971 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 618 (House Number) South 12th. Street, Nashville, Tenn. (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

R. C. Cox,

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove stated and 1971 taxes assumed by purchaser.

I *further covenant and bind* mysaif, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* R. C. Cox

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 4th. *day of* May, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mildred Denson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, *a Notary Public in and for said County and State,* Mildred Denson

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

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* May, *19* 71

L. O. Hardaway, *Notary Public*

Commission expires Oct. 23, 1971

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 .....

MAY-57	CONV	*5,000.00			
MAY-57	S'TAX		A*	13.00	
MAY-57	PR'FEE		A*	.50	
MAY-57	W'DEED		A*	3.00	* 16.50

WARRANTY DEED

FROM
Mildred Denson
TO
R. C. Cox

Deed Prepared by: Mail
L. O. Hardaway
120 South 11th. Street
Nashville, Tenn. 37206

B 13669

IDENTIF. REFERENCE

MAY 5 3 27 PM '71

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE