This Form furnished by Attorneys Title Company, Inc.

Mail To BOOK 4507 PAGE 795

Form No. WD-2

FROM

B. RUSSELL COX and wife,

SHARON PHILLIPS COX

TO

CHARLES S. JANES and wife,
MARY E. JANES

For draftsman's use

This instrument prepared by:

PORTER & SPANN, ATTORNEYS
310 Philfre Court Building
Nashville, Tennessee 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Charles S. Janes, et ux~~ (NAME)	Emigrant Savings Bank (NAME)	Map 133-16
313 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd Street (STREET ADDRESS)	Par. 110
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	New York, New York 10017 (CITY) (STATE) (ZIP)	pw

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 4 9 26 AM '71

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

B1 7454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,000.00 /s/ B. Russell Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May 1971

/s/ Robert F. Spann
Notary Public

MY COMMISSION EXPIRES: 2-26-73

(AFFIX SEAL)

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

and the agreement by Grantees to assume and pay a certain Deed of Trust held by Emigrant Savings Bank, 5 East 42nd Street, New York, New York 10017.

We, B. Russell Cox and wife, Sharon Phillips Cox have bargained and sold, and by these presents do transfer and convey unto the said Charles S. Janes and wife, Mary E. Janes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 145 feet on the easterly line and 84 feet on the westerly line, to a dead line, which is a broken line measuring 93.5 feet thereon, said lot being improved and known as 313 Paragon Mills Road, Nashville, Tennessee.

Being the same property conveyed to B. Russell Cox and wife, Sharon Phillips Cox by deed from James P. Ervin and wife, Dorris C. Ervin of record in Book 4458, page 671, Register's Office for said County.

Conveyance of this property is made subject to Restrictive Covenants recorded in Book 3221, page 445, of the Register's Office for Davidson County, Tennessee, and a ten foot easement for public utilities across rear part of premises; sewer line across rear of premises, 30 feet building setback line from Paragon Mills Road and conditions of Owner's Certificate as shown on plat of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

BOOK 4507 PAGE 796

WD-2

This is unimproved ( ) improved (X) property, known as 313 Paragon Mills Road, Nashville, Tennessee 37211
(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 Charles S. Janes and wife, Mary E. Janes, 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.

And we, B. Russell Cox and wife, Sharon Phillips Cox 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.

Witness our hands this 28th day of May, 1971.

X B. Russell Cox
B. Russell Cox

X Sharon Phillips Cox
Sharon Phillips Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert F. Spann a Notary Public in and for said County and State, the within named B. Russell Cox and wife, Sharon Phillips Cox

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 28th day of May, 1971.

Robert F. Spann, Notary Public.

Commission expires 2-26-73.

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 .....

JUN-4- COUNTY 10000.00
JUN-4- STATE A* 44.20
JUN-4- FEE A* .50
JUN-4- RECD A* 3.00 * 47.70

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

BOOK 4507 PAGE 797