BOOK 4508 PAGE 284

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-163697

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-5-71	Mr/Mrs Andrew W. Cox SAME AS BELOW	J.I.Kislak Mtg.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 8DA-24856	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 631 Waco Drive	LOAN OR ACCOUNT NO. 14636 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged

JUN-7-	CONV	11,350.00			
JUN-7-	STAX		A*	29.38	
JUN-7-	PRFEE		A*	.50	
JUN-7-	WDEED		A*	3.00	* 32.88

JAMES W. JOHNSON and wife, JEANNE JOHNSON
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANDREW WILSON COX and wife, NANCY I. COX

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BeingLot No. 12 on the Plan of Moss Wood Subdivision, Section 2, as of record in Book 2900, page 123.

Said Lot No. 12 fronts 52.5 feet on the westerly side of Waco Drive and extends back between lines, 147.5 feet on the northerly side and 148.0 feet on the southerly side, to a line in the rear on which it measures 58.8 feet.

Being the same property conveyed to James W. Johnson and wife, Jeanne Johnson, by deed from Glenn P. Venable and wife, Margaret Marie Venable, as of record in Book 4229, page 253.

This conveyance is made subject to restrictions of record in Book 3157, page 606.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of June , 19 71

Jeanne Johnson

James W. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4508 PAGE 285

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Johnson and wife, Jeanne Johnson 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, the 3rd day of June, 1971.

My commission expires: July 23, 1974.

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,350.00

Andrew Wilson Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 71

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED
REF:mas

FROM
JAMES W. JOHNSON AND WIFE

TO
ANDREW WILSON COX AND WIFE

B 17683

IDENTIF. REFERENCE

JUN 7 9 01 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Copy to Atty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public