THIS INSTRUMENT PREPARED BY: JAMES R. EVERETT, JR., ATTORNEY AT LAW
608 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4586 PAGE 924

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. McKINNEY (NAME)	SAME (NAME)	Map 34-6 Par. 4-5
608 Gallatin Road, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)--*DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration,

We, W. H. COX and wife, MILDRED LOUISE COX and MRS. BETTIE BRYAN ELLROD and MILDRED LOUISE ELLROD, now COX, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES R. McKINNEY, hereinafter called the GRANTEE, his *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 a part of lot No. 4 on the plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Book 421, page 105, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, dated March 17, 1972, described as follows:

Beginning at a point in the easterly margin of Edgefield Junction Road at the northwest corner of the Arthur Stewart property, of record in Book 1194, page 260, Register's Office for said County; thence with the northerly margin of the Stewart property north 48° east 280.4 feet to an iron pin; thence north 40° 03' west 201.2 feet to an iron pin; thence south 42° west 260.0 feet to a point in the easterly margin of Edgefield Junction Road; thence with the easterly margin of said Road south 34° 54' east 29.3 feet to right-of-way marker; thence south 55° 04' west 10 feet to a right-of-way marker; thence with the easterly margin of Edgefield Junction Road south 34° 54' east 143.4 feet to the point of beginning, containing 1.15 acres, more or less.

Being part of the property conveyed to Mrs. Bettie Bryan Ellrod and Mildred Louise Ellrod, by deed from V. R. Nix and wife, of record in Book 833, page 520, Register's Office for said County; and conveyed to W. H. Cox and wife, Mildred Louise Ellrod Cox, by deed from James H. Hill, Trustee, of record in Book 2856, page 101, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,400.00

Affiant

Subscribed and sworn to before me, this the 24th day of March 1972.

Notary Public

My commission expires: July 31, 1974 (Affix Seal)

B 5 3 3 5 3

IDENTIF. REFERENCE

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MAR 27 1 50 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 72	CONV	67,400.00			
MAR 27 72	S'TAX		A*	175.24	
MAR 27 72	PR'FEE		A*	.50	
MAR 27 72	W'DEED		A*	6.00	* 181.74

unimproved ( )
This is improved (✓) property, known as Edenwald Rd (House Number) (Street) MADISON P. O. Address: TENN. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, *his heirs and assigns, forever.*

And we *do covenant with the said* GRANTEE *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, the GRANTORS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEE, *his heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 24th *day of* March, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AW H Corp ✓
Mildred Louise Elrod
Bettie Brogan Elrod
Mildred Louise Elrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* W. H. COX and wife, MILDRED LOUISE COX and MRS. BETTIE BRYAN ELLROD and MILDRED LOUISE ELLROD, now 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 Madison *, Tennessee, this* 24th *day of* March *, 19*72*.*

Raymond B. Buchanan *, Notary Public.*

Commission Expires July 31, 1974

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor, 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* .....
day of ..... *, 19*.....

..... *, Notary Public.*

Commission Expires .....

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 .....