This instrument prepared by: George P. Linebaugh, Jr., Atty.
200 Court Square Building
Book 4776 Pg 920
WARRANTY DEED Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. & Minnie P. Frizzell (NAME:)	same (NAME:)	Map 15
3059 Morgan Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 136
Joelton Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	and 137

For and in Consideration of the sum of Ten and no/100----------
($10.00)----------*DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAN-22	CONV	48,000.00			
JAN-22	S'TAX		A*	124.80	
JAN-22	PR'FEE		A*	.50	
JAN-22	W'DEED		A*	8.00	* 133.30

we, Harold L. Cox and wife Emma E. Cox,
have bargained and sold, and by these presents do transfer and convey unto the said James M. Frizzell and wife Minnie P. Frizzell, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourteenth Civil District of Davidson County, Tennessee, described as follows, to wit:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by warranty deed from B. F. Binkley on October 17th, 1944, as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company, on June 5th, 1967, and described according to said survey as follows:

TRACT I
Being Lot Number 10 on said plan, described as follows: Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1177.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike or Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 150 feet to an iron pin; thence leaving Morgan Road, south 2° 30' west 1243.2 feet to an iron pin in a fence line; thence along said fence line north 86° west 150 feet to an iron pin; thence in a northerly direction 1243.0 feet to the point of beginning.

STATE OF TENNESSEE, DAVIDSON KELL
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $48,000.00
Subscribed and sworn to before me, this the 31 day of
Affiant
NOTARY
My commission expires: 12-12-75 (Affix Seal)
PUBLIC
Notary Public

Being the property conveyed to Harold L. Cox and wife, Emma E. Cox by deed from Robert L. Cox, Sr. and wife, Clarice O. Cox, of record in Book 4192, page 383, Register's Office for Davidson County, Tennessee.

TRACT II
Land in the Fourteenth Civil District of Davidson County, Tennessee, described as follows, to wit:
A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by warranty deed from B. F. Binkley on October 17th, 1944, as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company on June 5th, 1967, and described according to said survey as follows:
Being Lot Number 11 on said plan, described as follows: Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1327.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike or Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 150 feet to an iron pin; thence leaving Morgan Road, south 2° 30' west 1246.3 feet to an iron pin in a fence line; thence along said fence line north 36° west 150 feet to an iron pin; thence in a northerly direction 1243.2 feet to the point of beginning.

Being the same property conveyed to Harold L. Cox and wife Emma E. Cox, by deed from Guy E. Bates, Sr. and wife Clara Groom Bates, of record in Book 4162, page 922, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3059 (House Number) Morgan Rd (Street) Joelton (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 James M. Frizzell and wife Minnie P. Frizzell, their *heirs and assigns, forever.*

And we *do covenant with the said* James M. Frizzell and wife Minnie P. Frizzell *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, Harold L. Cox and wife Emma E. 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* James M. and Minnie P. Frizzell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 31 *day of* Dec., 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold L. Cox
Emma E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edward S. Kelly, Jr., a Notary Public in and for said County and State, the within named Harold L. Cox and wife Emma E. 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 31st day of December, 1973.

Edward S. Kelly, Jr., Notary Public.

EDWARD S. KELLY, JR. NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

Commission Expires 11-12-75

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

WARRANTY DEED

FROM

Harold L. Cox, et ux

TO

James M. Frizzell, et ux

C 3 6 8 2 5

IDENTIF. REFERENCE

JAN 2 8 31 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4776 PAGE 923

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE