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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,800.00

X James H. Cox Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Cox, Sr. (NAME)	Guaranty Mortgage Company (NAME)	5D 46606
3970 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 148 14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 104

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES R. DODSON and wife, CARROLL G. DODSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. COX, SR. and wife, SHARON COX

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 236 on the Plan of Colewood Acres, Section III, of record in Book 4175, page 45, and by instrument of correction of record in Book 4404, page 571, Register's Office for said County.

SAID Lot No. 236 fronts 90.00 feet on the easterly margin of Kelly Drive, now Keeley Drive, and extends back 230.8 feet on the northerly line and 230.1 feet on the southerly line to a line in the rear on which it measures 27.10 feet.

BEING the same property conveyed to Charles R. Dodson and wife, Carroll G. Dodson by deed from Bill Wheeler Construction Company, Inc. of record in Book 4469, page 650, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Guaranty Mortgage Company of Nashville of record in Book 4469, page 652, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the said Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to all restrictions, easements or other encumberances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 3970 Keeley Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of May, 19 74

Charles R. Dodson

Carroll G. Dodson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Dodson and wife, Carroll G. Dodson

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 1st day of May 1974

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
CHARLES R. DODSON ET UX

TO
JAMES H. COX, SR. ET UX

C 52778

IDENTIF. REFERENCE

MAY 3 3 48 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING

MAY-3[illegible]	CONV	31,800.00			
MAY-3[illegible]	S'TAX		A*	82.68	
MAY-3[illegible]	PR'FEE		A*	.50	
MAY-3[illegible]	W'DEED		A*	4.00	* 87.18