BOOK 4874 PAGE 65

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| INEZ D. COE | SAME INEZ D. Coe | 82-8 |
| (NAME) Same | (NAME) 104 S. 16th St. | Sav. 334 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville Tenn. 37206 | 19W-1896S |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00) *Dollars,*

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

I, THELMA S. FOX, hereinafter called the GRANTOR

*have this day bargained and sold, and do hereby transfer and convey unto the said* INEZ D. COE, hereinafter called the GRANTEE,

her *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12 in Block "G" in the Eastwood Addition to the city of Nashville, a plan of which is of record in Book 332 at page 63, Register's Office for Davidson County, Tennessee; said Lot No. 12 fronts 50 feet on the North side of Maxwell Avenue and runs back northly between parallel lines 210 feet on its western margin and 211 feet on its eastern margin, more or less to an alley.

Being the same property conveyed to Thelma S. Fox, by deed from Mrs. Etta Stump, of record in Book 1513, page 470, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 10 day of December, 19 74

My commission expires May 17, 1977 (Affix Seal)

Affiant Inez D. Coe

Notary Public Hubert L. Baker

This is unimproved ( ) improved ( ) property, known as 945 Maxwell Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* GRANTEE,

her *(successors),*

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE,

her

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 10th *day of* December, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thelma S. Fox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* THELMA S. FOX

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* NASHVILLE *Tennessee, this* 10th *day of* December, *19*74.

Hubert L. Baker *Notary Public*

*Commission expires* MAY 17, 1977

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

THELMA S. FOX

TO

INEZ D. COE

Please mail to
Inez Coe
104 S. 16th Street
Nashville, Tenn. 37206

DEC 10 74 CONV *7,000.00
DEC 10 74 S'TAX A* 18.20
DEC 10 74 PR'FEE A* .50
DEC 10 74 W'DEED A* 4.00 * 22.70

C 80999

IDENTIF. REFERENCE

DEC 10 1 56 PM '74

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS