BOOK 4928 PAGE 505

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew W. Cox et ux	Noel-Palmer Mortgage Company	Map 91-12
(NAME)	(NAME)	
708 45th Avenue North	Parkway Towers	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville, Tennessee	12 W 37085
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the grantees herein of a certain deed of trust of record in Book 3055, page 625, Register's Office for Davidson County, Tennessee in the present principal amount of $7185.02,

we, Connie M. Smith and wife, Georgia T. Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said Andrew W. Cox and wife, Nancy I. Cox, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lots Nos. 85 and 87 of Block 60, Plan No.1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 85 and 87 front together 50 feet on the easterly side of 45th. Ave. No. formerly 4th Street, and run back between parallel lines with the northerly margin of an alley, 105.5 feet to an alley in the rear.

Being the same property conveyed to Connie M. Smith and wife, Georgia T. Smith, by deed from G. L. Waynick and wife, Carolyn A. Waynick, of record in Book 4331, page 736, Register's Office for Davidson County, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,185.02

Subscribed and sworn to before me, this the 27th day of June 19 75

Affiant J. Thomas Shields

My commission expires: 8-30-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 708 (House Number) 45th Avenue North (Street), Nashville (P. O. Address), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Andrew W. Cox and wife, Nancy I. Cox, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Andrew W. Cox and wife, Nancy I. Cox, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *day of* June, 1975., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Connie M. Smith

Connie M. Smith

Georgia T. Smith

Georgia T. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Connie M. Smith and wife, Georgia T. Smith,

the within named 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 Madison, Tennessee, *this* 27th *day of* June, *19*75.

NOTARY PUBLIC DAVIDSON

Notary Public

Commission expires 8-30-77

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 .....

JUL-2 75	CONV	13,185.02			
JUL-2 75	S'TAX		A*	34.32	
JUL-2 75	PR'FEE		A*	.50	
JUL-2 75	W'DEED		A*	4.00	* 38.82

WARRANTY DEED

FROM
Connie M. Smith et ux

TO
Andrew W. Cox et ux

D 05230

IDENTIF. REFERENCE

JUL 2 10 21 AM '75

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115