S INSTRUMENT PREPARED BY:

BOOK 4975 PAGE 451

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 128-11-33 | Larry Kenneth Cox, et ux<br>Linda J. Cox | Home Federal Savings & Loan<br>230 Fourth Avenue, North<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>9D-26783 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>517 Holt Valley Road | LOAN OR ACCOUNT NO. 600-181-9<br>PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

**EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated December 18,1974 in the original principal sum of $23,700.00, payable to Home Federal Savings & Loan Association under the terms and conditions as therein set forth, and being secured by a deed of trust executed by Daws H. Sims and wife, Margaret C. Sims, to Attorneys Title Company, Trustee, of record in Book 4876, page 648, Register's Office for said County; we,

DAWS H. SIMS and wife, MARGARET C. SIMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY KENNETH COX and wife, LINDA J. COX,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Holt Meadows as of record in Book 4300, page 174, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daws H. Sims and wife, Margaret C. Sims, by deed from Mark F. Shaw and wife, Dorothy O. Shaw, of record in Book 4876, page 646, said Register's Office.

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This conveyance is made subject to restrictions of record in Book 4767, page 930, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as hereinbefore stated, and for 1975 taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of November, 1975.

Daws H. Sims
DAWS H. SIMS

Margaret C. Sims
MARGARET C. SIMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4975 PAGE 452

Before me, Douglas H. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Daws H. Sims and wife, Margaret C. Sims,

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, the 24th day of November, 1975.

My commission expires: 4-23-78

Douglas H. Brace
Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,558.95

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 1975

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas H. Brace
Notary Public

WARRANTY DEED

DBH:jpf

FROM

DAWS H. SIMS AND WIFE,

MARGARET C. SIMS

TO

LARRY KENNETH COX & WIFE,

LINDA J. COX

D 26381

IDENTIFICATION REFERENCE

DEC 1 10 24 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public