BK 5040 PG 846

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JEROLD W. BOX, et ux (NAME)	DOBSON & JOHNSON, INC. (NAME)	
608 Philwood Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	96-11
Nashville, Tenn. 37214 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	E Grid

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantees herein of the balance owing on the promissory note dated November 26, 1973 executed by the Grantors herein to Albert William Johnson, Trustee, in the original principal amount of $18,950.00, with interest, which debt is secured by a Deed of Trust of record in Book 4768, page 15, said Register's Office; we, Paul E. Vinson, Jr. and wife, Sheila Jan Vinson, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Jerold W. Box and wife, Idella B. Box

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 608 on the Plan of Cloverhill, Section 8, of record in Book 2331, pages 10 and 11, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

BEING the same property conveyed to Paul E. Vinson, Jr. and wife, Sheila Jan Vinson by deed from Jack T. Sartain and wife, Joyce G. Sartain of record in Book 4768, page 13, Register's Office for Davidson County, (RODC), Tennessee.

THIS conveyance is subject to:

1. Property taxes for 1976 and subsequent years;

2. Terms of Owner's Certificate, easements and setback lines and other data as shown on the Plan of record in Book 2331, pages 10 and 11, said Register's Office;

3. Restrictive covenants of record in Book 2145, page 262, RODC, Tennessee, as referred to in Book 2334, page 307, RODC, Tennessee.

GRANTORS agree that the following items are included in the purchase price herein and will remain on the premises: living room, kitchen and den drapes; kitchen shutters; and one (1) air conditioning unit. Grantors also agree to give possession of the premises to the Grantees no later than thirty (30) days from the date of this Deed. In the event that Grantors are still in possession of the herein described premises after said thirty (30) day period, they agree to pay to Grantees the sum of $45.00 per week as rent until possession is given to Grantees.

unimproved ( )
This is improved (x) property, known as 608 Philwood Drive, Nashville, Tennessee 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 29TH day of June, 1976.

* Paul E Vinson Jr.

* Sheila Jan Vinson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Vinson, Jr. and wife, Sheila Jan Vinson

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 [illegible] this 29th day of June, 19 76.

My commission expires 2-11-80 Notary Public [illegible]

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,367.07
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 29th day of June, 19 76.

My commission expires 2-11-80 Notary Public Melanie J. Farmer

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Rd., Hermitage, Tenn. 37076

Name Address

JUN 30 CONV 25,367.07
JUN 30 S'TAX B* 66.04
JUN 30 PR'FEE B* .50
JUN 30 W'DEED B* 4.00 * 70.54

WARRANTY DEED

FROM PAUL E. VINSON, JR., et ux

TO JEROLD W. BOX, et ux

D 56312

CROSS REFERENCE

JUN 30 3 36 PM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219