This Deed prepared by: Fred F. Linebaugh, Jr., 200 Court Sq. Building, Nashville, Tenn. 37201

Return to and mail Deed to - 1701 Southwind Dr. Nashville, Tn. 37217

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM
OLIVER A. JOHNSTON and
wife EFFIE B. JOHNSTON
TO
CLEO A. COX

For draftsman's use

BOOK 5056 PAGE 990

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo A. Cox (NAME)	Prudential Ins. Co. of America (NAME)	Map 135-5
1701 Southwind Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Parcel 7
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32203 (CITY) (STATE) (ZIP)	

D63065

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 13 8 34 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,570.00 / Cleo A. Cox Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Aug., 1976

Notary Public

MY COMMISSION EXPIRES: 6/1/80

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ----------DOLLARS cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a deed of trust of record in Book 3485, page 185, Register's Office for Davidson County, Tennessee, we, Oliver A. Johnston and wife Effie B. Johnston

have bargained and sold, and by these presents do transfer and convey unto the said

Cleo A. Cox, a single person, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot Number 12 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:

BEGINNING at a point on the southeasterly side of Southwind Drive at the corner of Lots Numbers 12 and 13; thence with the line between said Lots Numbers 12 and 13, southeasterwardly 272.45 feet to a point in the line between Lots Numbers 12 and 22; thence with the line between said Lot Number 12 and Lots Numbers 22 and 23, southwestwardly 101.02 feet to the corner of said Lots Numbers 12 and 23; thence westwardly 131.09 feet to the corner of Lots Numbers 11 and 12; thence with the line between said Lots Numbers 11 and 12 northwestwardly 243 feet to the southeasterly margin of said drive; thence with same, northeastwardly 167 feet to the beginning.

BEING the same property conveyed to Oliver A. Johnston and wife Effie B. Johnston from Fred Carroll Bell and wife Helen Bell, by warranty deed of record in Book 4792, page 286, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for public utilities and drainage along rear line of premises, 5-foot telephone easement along westerly line, 30-foot building setback line from Southwind Drive, and conditions of owners certificate as shown on Plan of record in Book 3300, pages 64 and 65, said Register's Office, and to restrictive covenants of record in Book 3400, page 120, as amended of record in Book 3436, page 43, said Register's Office.

BOOK 5056 PAGE 991

WD-2

This is ~~unimproved~~ ( ) improved (X) property, known as 1701 Southwind Drive, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cleo A. Cox, her heirs and assigns, forever.

And we do covenant with the said Cleo A. Cox 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, except as set out above.

And we, Oliver A. Johnston, wife Effie B. Johnston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cleo A. Cox heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6 day of Aug, 1976.

X Oliver A. Johnston
X Effie B. Johnston

X al

STATE OF [redacted]
COUNTY OF [redacted] Davidson

Personally appeared before me, W. Lewis Fawcett, a Notary Public in and for said County and State, the within named Oliver A. Johnston and wife Effie B. Johnston the bargainor, 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 Northport al Tennessee, this 6 day of Aug, 1976

W. Lewis Fawcett, Notary Public.

MY COMMISSION EXPIRES DEC. 29, 1979

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG 13 '76 CONV 32,570.00
AUG 13 '76 STAX B* 84.76
AUG 13 '76 SPRFEE B* .50
AUG 13 '76 WDEED B* 4.00 89.26

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged himself 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