This instrument was prepared by James A. Lockmann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5078 PAGE 939

WARRANTY DEED

L-111468-9

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Cox et ux	Fidelity Federal S. & L. Assn.	11D67365
1133 (NAME) FERN BANK GENERAL PARKWAY	411 UNION ST. (STREET ADDRESS) NASHVILLE TENN.	Map 52-9
(STREET ADDRESS OR ROUTE NUMBER) MADISON TENN.	NASHVILLE TENN 37219	Parcel 132
(CITY) (P. O. ZONE) (STATE) 37115	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the said grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT 13 76 CONV 56,000.00
OCT 18 76 S'TAX B* 145.60
OCT 18 76 PR'FEE B* .50
OCT 18 76 W'DEED B* 4.00 * 150.10

Edward B. Benzon and wife, Shirley C. Benzon, hereinafter called the grantors

have this day bargained and sold, and do hereby transfer and convey unto Roger Cox and wife, Nancy Cox, herein called the grantees, their

heirs and assigns.

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

Land in Davidson County, Tennessee, being Lot No. 34 and part of Lot No. 35 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described as follows:

Beginning in the center of Fern Bank Drive at the corner of Lots Nos. 33 and 34; thence with the line between said two lots, southeastwardly 445 feet to low water mark of Cumberland River; thence with said low water mark southwestwardly 111 feet to the northeast corner of the property conveyed to Billy Lewis Watson and wife, by deed from Marvin W. Wiles, of record in Book 2450, page 587, said Register's Office; thence with the line of said Watson property, as follows: Westwardly 125 feet; thence northwestwardly to the line between lots Nos.34 and 35, at a point 205 feet west of the northeast corner of Lot No. 35; thence with said line, westwardly 225 feet to the center of Fern Bank Drive; thence with same northeastwardly 100 feet to the beginning.

Being the same property conveyed to Edward B. Benzon and wife, Shirley C. (S.) Benzon, by deed from Henry W. Marhsall and wife, Jean Gunn Marshall, of record in book 3429, page 371, said Register's Office.

This conveyance is made subject to Perpetual flowage easements to the United States of America of record in book 2242, page 377, and book 2337, page 283, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of October 19 76

Notary Public

My commission expires: 9-7-80 (Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved (X) improved (X) property, known as 1133 Fernbank Drive (House Number) (Street) Madison, Tennessee 37115 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, their

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., except as stated herein, and 1976 taxes which have been pro-rated and assumed by the said grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 13th day of October, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward B. Benzon
(Edward B. Benzon)

Shirley C. Benzon
(Shirley C. Benzon)

BOOK 5078 PAGE 940

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., *a Notary Public in and for said County and State,* ....Edward B. Benzon and wife, Shirley C. Benzon....

....

....

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 ....Davidson, County.... *Tennessee, this* ....13th.... *day of* ....October...., *19*..76

....Notary Public

Commission expires 9-7-80

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 ....

D 72806

L-111468-9

WARRANTY DEED

FROM

Edward B. Benzon et ux

TO

Roger Cox et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

OCT 18 11 42 AM '76

FILED
DAVIDSON COUNTY, TENN.
REGISTER

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