This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
Suite 100, 216 Third Ave. No.
Nashville TN 37201

BOOK 5150 PAGE 786

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas G. Fox	Same	6DA-22080
(NAME)	(NAME)	
618 Benton Avenue		105-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37204		Par 259
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 by the said Grantee of the unpaid principal balance of a note in the original amount of $9,000.00, to Mattie J. Denton, secured by Installment Deed of record in Book 5075, page 797, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, DeWitt W. Stickle, Jr. and wife, Mary E. Stickle,

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas G. Fox,

his *(successors), heirs and assigns,*

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

Being Lot No. 22 and the east one-half of Lot No. 21 on the Map of Vine Hill, as of record in Book 161, page 12, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 75 feet on the northerly side of Benton Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to DeWitt W. Stickle, Jr. and wife, Mary E. Stickle, by Installment Deed from Mattie J. Denton, etc., et al, of record in Book 5075, page 797, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 12500.00

Subscribed and sworn to before me, this the 24th day of May, 1977

Affiant

My commission expires: 26 August 1980

Notary Public

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 618 Benton Avenue, Nashville TN 37204
(House Number) (Street) 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

Thomas G. Fox,

his *(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.*, except for abovementioned vendor's lien assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas G. Fox

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DeWitt W. Stickle, Jr.

Mary E. Stickle

RECEIVED
1977 MAY 25 AM 8:25

BOOK 5150 PAGE 787

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Illegible, *a Notary Public in and for said County and State,* DeWitt W. Stickle, Jr. and wife, Mary E. Stickle, *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 Nashville, Tennessee *this* 24th *day of* May, *19* 77.

Commission expires 26 August 1980

John R. Reynolds
Notary Public

JOHN R. REYNOLDS * NOTARY PUBLIC AT LARGE * STATE OF TENN.

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 .....

MAY 24 77	CONV	12,500.00				
MAY 24 77	S'TAX		B*	32.50		
MAY 24 77	PR'FEE		B*	.50		
MAY 24 77	W'DEED		B*	4.00	*	37.00

WARRANTY DEED

FROM DEWITT W. STICKLE, JR., et ux

TO THOMAS G. FOX

E 0 5 3 3 5

IDENTIF. REFERENCE

MAY 24 1 35 PM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238