WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Fox and wife,	Realty Mortgage, Inc.	6DU-63330
Donna Jane Fox (NAME)	(NAME)	
5181/5183 Hilson Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Blvd., Suite 200 (STREET ADDRESS)	161-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, GA 30345 (CITY) (ZONE) (STATE)	129

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 and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 5097, page 25, Register's Office of Davidson County, Tennessee. Escrow account, if any, is hereby transferred to the Grantees herein.

We, James R. Knihtila and wife, Laverne Knihtila, and Thomas L. Melvin and wife, Charlene S. Melvin

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Fox and wife, Donna Jane Fox, their

~~successors~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of McMurray Woods Addition, Section One, of record in Book 4675, pages 6 and 7 Register's Office for said County. For a more complete description reference to said plan is hereby made.

Being the same property conveyed to Thomas L. Melvin and wife, Charlene S. Melvin and James R. Knihtila and wife, Laverne C. Knihtila by deed from Dean Dail Freetly and wife, Mary Alice Freetly of record in Book 5097, page 23, said Register's Office.

This conveyance is made subject to the following encumbrances:
(1) The Plan of record in Book 4675, pages 6 and 7, Register's Office of Davidson County, Tennessee show an Owner's Certificate, 30-foot building set-back line from Wilson Drive an easement for public utilities and drainage along the rear of premises and a 2.5 x 25 ft. anchor easement in the northeastern corner of lot.
(2) Restrictive covenants contained in an instrument of record in Book 4727, page 673, Register's Office of Davidson County, Tennessee.
(3) Deed of Trust of record in Book 5097, page 25, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,159.00

Affiant

Subscribed and sworn to before me, this the 20th day of June 1977

Notary Public

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

This is improved (XX) unimproved ( ) property, known as 5181/5183 Hilson Drive, Nashville, Tennessee. (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 John J. Fox and wife, Donna Jane Fox, their

~~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 as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said John J. Fox and wife, Donna Jane Fox, their

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

Witness our hand s this 20th day of June, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Knihtila
Laverne Knihtila

Thomas L. Melvin
Charlene S. Melvin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford, Jr. *a Notary Public in and for said County and State,* James R. Knihtila and wife, Laverne Knihtila and Thomas L. Melvin and wife, Charlene S. Melvin

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, Davidson County *Tennessee*
this 20th *day of* June, *1977*

Geo V. Crawford
Notary Public

Commission expires My Commission Expires August 15, 1979

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

E 10733

WARRANTY DEED

FROM
James R. Knihtila, Laverne Knihtila, Thomas L. Melvin, Charlene S. Melvin
to
John J. Fox and wife, Donna Jane Fox

IDENTIF. REFERENCE

JUN 23 10 11 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUN23'77	CONV	45,159.00		
JUN23'77	S'TAX		B*	117.52
JUN23'77	PR'FEE		B*	.50
JUN23'77	W'DEED		B*	4.00
			*	122.02

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
1161 MURFREESBORO ROAD
SUITE 136
NASHVILLE, TENN. 37217

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

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